



GRASSROOTS
REALTY GROUP

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**316 Nill Place
Hanna, Alberta**

MLS # A2222105

\$249,900



Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , None	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub		

Inclusions: Shed

This spacious 4-bedroom + den, 2.5-bathroom home with a fully developed basement offers plenty of room for a growing family, located in a quiet cul-de-sac just a short walk from the school. Inside, the home features large living and family rooms, giving you flexible spaces to gather, relax, or create dedicated zones for work and play. The main floor has been freshly painted and includes new carpeting and new windows, offering a refreshed feel and great natural light. The primary bedroom includes a convenient 2-piece ensuite and his-and-hers closets. You'll also find great storage and parking options with both a 14' x 22' attached garage and a 20' x 25' detached garage—perfect for vehicles, hobbies, or extra storage. Enjoy the outdoors from the covered front and back porches, where you can unwind and watch the kids play. With so much space inside and out, this home is ready to meet the needs of a growing family in a location that's both quiet and convenient!