



GRASSROOTS
REALTY GROUP

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419 3 Avenue W
Hanna, Alberta

MLS # A2223189



\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Stone, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

This beautifully renovated 4-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and modern living. Ideally situated within walking distance to schools, the arena, rec centre, pool, playgrounds, shopping, and more — this is the ideal spot for families or anyone looking to stay connected to the community. Step inside to an inviting open-concept floor plan featuring stylish vinyl plank flooring and updated vinyl windows throughout. The spacious living area flows seamlessly into a modern kitchen and dining space, making it perfect for entertaining. Downstairs, you'll find a fully finished basement complete with a wet bar, a full bathroom, a generous storage room, and a large 4th bedroom with its own walk-in closet — perfect for guests, teens, or a private office. Situated on a lot and a half, the fully fenced yard offers plenty of space to enjoy the outdoors. Additional features include central air conditioning, an underground sprinkler system, and weeping tile for a dry, worry-free basement. A single-car detached garage provides secure parking or storage for your toys. Don't miss this move-in-ready home — updated from top to bottom and ready for you!