



GRASSROOTS
REALTY GROUP

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607 7 Avenue W
Hanna, Alberta

MLS # A2225494



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,559 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick
Foundation:	Block
Features:	Built-in Features, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Unique 4-Bedroom Home with Indoor Pool – A Rare Opportunity in Hanna! Come take a look at this spacious 4-level split with so much to offer! Situated on a lot and a half, this versatile home is perfect for families of all sizes or those who love to entertain. With 4 generous bedrooms, there's plenty of space for everyone to spread out and feel at home. Located just half a block from JCC K-12 School, this home is ideal for families with school-aged children. The fully fenced yard offers excellent privacy—perfect for kids, pets, or simply enjoying the outdoors. There's also an attached garage plus a 2-car parking pad for extra convenience. And now for the showstopper: an indoor pool! Imagine the pool parties, family fun, or relaxing swims—year-round. The pool has been drained for a few years and will need a new liner, but all the operational equipment is included, and everything was functioning perfectly when last used. This is your chance to own a truly unique property in Hanna. With some updates, this could be your dream home—don't miss out!