



GRASSROOTS
REALTY GROUP

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701 centre Street
Hanna, Alberta

MLS # A2228069



\$235,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1933 (92 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Washer/Dryer, Fridge, Stove, Window Coverings

Charming Character Home with Beautiful Curb Appeal Step into this wonderfully cared-for character home, perfect for first-time homeowners or those looking to downsize in style! Featuring two cozy bedrooms on the main floor and a spacious third bedroom in the basement, this home offers comfort and practicality in equal measure. Enjoy the expansive living room on the main level, ideal for hosting family and friends, while the second living room in the basement provides even more space to unwind, entertain, or create a private retreat. With meticulous upkeep and undeniable curb appeal, this home is a true gem—welcoming you with warmth and personality from the moment you arrive. Whether you're starting fresh or simplifying your lifestyle, this charming home offers the perfect blend of character and convenience. Don't miss your chance to make it yours!