



**GRASSROOTS**  
REALTY GROUP

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**604 3 Street E  
Hanna, Alberta**

**MLS # A2228966**



**\$230,000**

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite, Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

Welcome to this beautifully maintained family home! With five generously sized bedrooms and a newly renovated bathroom, this home offers abundant space for a growing family to thrive. Step outside onto the newly constructed composite deck, a perfect haven for outdoor relaxation or entertaining guests. From here, enjoy breathtaking views of the nearby museum! The property features a heated two-car garage and garden shed. Set on a beautifully landscaped lot, this well-built home offers both privacy and picturesque surroundings. With thoughtful updates and timeless appeal, it's a perfect blend of comfort, practicality, and room to grow - a truly peaceful place to call home.