



GRASSROOTS
REALTY GROUP

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**209 1st Avenue W
Hanna, Alberta**

MLS # A2236289



\$99,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1944 (81 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Lawn, Low Maintenance Landscape		

Heating:	Other, Wall Furnace	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	MD
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Tankless Hot Water, Wood Windows		

Inclusions: Armoire in bedroom, Fabric closet in bedroom, Misc building materials in sheds, lawn mower, shovels, rakes, older air conditioner in window.

Charming 3-Bedroom Gem Near Downtown — Bring Your Vision! This 3-bedroom, 1-bath home is bursting with potential and solid as they come! Nestled in a quiet neighborhood just minutes from downtown, this property boasts great bones and a layout full of possibilities. Whether you're a first-time buyer looking to create your dream home or an investor ready to unlock hidden value, this is the one you've been waiting for. Step inside to find bright living spaces, a functional kitchen, and generously sized bedrooms—all waiting for your personal touch. The large yard offers plenty of room to play, garden, or expand. With its unbeatable location and rock-solid structure, this home is your chance to invest in an area that's going places.