



GRASSROOTS
REALTY GROUP

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**612 7 Avenue W
Hanna, Alberta**

MLS # A2238744



\$243,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Freezer in kitchen

Welcome to this well-maintained and move-in ready 4-bedroom family home, ideally located close to schools, the pool, rec centre, and shopping. Situated on an oversized lot with beautiful sunset views, this property offers both convenience and comfort in one great package. The home has seen many thoughtful updates and features a single car garage, off-street parking for two vehicles or an RV/trailer, and a private backyard with mature trees—perfect for those who enjoy shady outdoor relaxation. Inside, you’ll find a bright and clean layout with plenty of natural light from large windows throughout. The spacious primary bedroom includes patio doors, ready for your future private deck. Secondary bedrooms are generously sized, offering room to grow. The basement features a versatile bonus room—ideal for a future wet bar, hobby space, or even a hairdressing sink setup. This home has been lovingly cared for and is ready for its next chapter. The sellers are open to a quick possession, so don’t miss your chance—call your REALTOR® today for more information or to schedule a viewing!