



GRASSROOTS
REALTY GROUP

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217 4 Avenue E
Hanna, Alberta

MLS # A2239795



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Don't miss out on this fantastic opportunity to own a well-loved home in a peaceful part of town. This 4-bedroom, 2-bathroom property offers a great layout with plenty of space for families, hobbyists, or anyone looking to put their personal touch on a home. Step inside to find two spacious bedrooms on the main floor, a full bathroom, and a bright, eat-in kitchen with an abundance of natural light from large windows. Downstairs, you'll find two more bedrooms, a second bathroom, and a large bonus room—ideal for a playroom, family area, or home office. Enjoy outdoor living on the newer-built back deck, surrounded by a stunning garden full of perennials, garden beds, and mature greenery. The partially fenced yard and single-car garage add both privacy and convenience. Some windows have been updated, the roof is newer, and the home has been very well cared for, though it could benefit from a few cosmetic updates. Whether you're a first-time buyer, investor, or looking to downsize, this home is full of potential. Act quickly—this gem won't last long!