



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**902 3 Street W
Hanna, Alberta**

MLS # A2240119



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn, Private, Street		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Welcome to this warm and inviting 4-bedroom, 2-bathroom bi-level home, perfectly located just one block from JCC K–12 School and only three blocks from the community swimming pool, arena, and curling rink. Thoughtfully maintained and extensively updated, this property offers comfort, space, and convenience for your whole family. The main floor features a bright open-concept layout with a spacious kitchen, dining area, and living room highlighted by a cozy wood-burning fireplace. Large windows flood the home with natural light, creating a welcoming and airy atmosphere. Two generously sized bedrooms and a full bathroom complete the main level. Downstairs, you’ll find two additional bedrooms, a second full bathroom, a large laundry/storage room, and a comfortable family room — perfect for movie nights or a play area for the kids. Enjoy year-round comfort with central air conditioning in the summer and efficient heating in the winter. Recent updates include new flooring, kitchen upgrades, fresh paint, hot water on demand, furnace, roof, vinyl windows, refrigerator, and washing machine — all done in recent years, so you can move in worry-free. Step outside to a spacious deck leading to the fully fenced backyard — ideal for relaxing, entertaining, or letting the kids and pets play safely. A double attached garage adds extra convenience and storage. Don't miss your chance to own this beautifully updated, move-in-ready home in a fantastic location. Call today to book your private showing before it's gone!