



GRASSROOTS
REALTY GROUP

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208 4 Avenue W
Hanna, Alberta

MLS # A2242539



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions:	N/A
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Spacious home with a renovated kitchen, main floor laundry, and a fully developed basement. The kitchen has space for more than one person in it! Welcome friends over and entertain with ample room to move! This home has 3 bathrooms and 4/5 bedrooms depending on your preference. (please note, one bedroom in the basement has a smaller window and does not have a closet. The second bedroom does not have a closet). The large yard is nicely manicured and has a double garage. This home is exactly what you are looking for! Upgrades including most windows, flooring, and kitchen. Make an appointment to view before it's gone!