



**GRASSROOTS**  
REALTY GROUP

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**406 Fox Lake Trail  
Hanna, Alberta**

**MLS # A2244054**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	5.49 Acres		
<b>Lot Feat:</b>	Cleared, Close to Clubhouse, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Concrete, Laminate
<b>Roof:</b>	Metal
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Storage, Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential Acreage

**Utilities:** -

**Inclusions:** Other furniture in the house is negotiable.

Discover the best of both worlds with this rare 5.49-acre residential acreage, ideally located on the edge of the Town of Hanna. Enjoy the tranquility of country living with the convenience of full town water and sewer services. This well-maintained 1,462 sq ft home blends character and updates, originally built in 1935 with a spacious addition completed in 2002. The home features 2 bedrooms, with a third bedroom currently converted into a convenient main floor laundry room. A cozy wood-burning stove adds warmth and charm, complemented by some updated flooring and windows. A durable metal roof provides peace of mind, and the detached double garage offers ample space for parking or storage, along with an additional shed for your tools and equipment. Whether you're looking for space to garden, raise animals, or simply enjoy privacy and open skies, this property delivers. Perfect for anyone seeking elbow room just minutes from all the amenities of town, this unique acreage is a must-see. Contact your agent today to schedule a showing.