



GRASSROOTS
REALTY GROUP

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**302 Hanson Street
Bawlf, Alberta**

MLS # A2247672



\$399,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Bawlf | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,674 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s) | | |

Inclusions: n/a

Experience the best of small-town living in this beautifully maintained, move-in ready five-bedroom, three-bath bungalow, just 15 minutes from Camrose. Offering the perfect balance of comfort, style, and functionality, this home is ideal for families who value space, quality, and community. At the heart of the home is a spacious country-style kitchen and dining area, featuring a gas cooktop, built-in appliances, and an expansive sitting island—perfect for family meals or entertaining guests. Warm, mid-tone solid maple cabinetry adds timeless charm, while the open layout invites conversation and connection. The inviting living room boasts a tile-faced gas fireplace and rich hardwood floors, creating a warm and welcoming atmosphere. All bedrooms are generously sized, with the primary suite offering a luxurious three-piece ensuite complete with spa-inspired tile flooring and walk in closet. Downstairs, the fully finished basement impresses with 9' ceilings, a huge family and games room, and large additional bedrooms—perfect for hosting guests or creating private retreat spaces. Practical features abound, including an attached double garage with hot and cold plumbing, extensive RV parking, and a fully fenced yard with double gates on both sides for easy access to vehicles or ATVs. The landscaped backyard, complete with underground drainage, Rainbird Sprinkler system and a 20' x 12' shed (built in 2020), offers a peaceful and private outdoor space. Recent updates include a garage heater (2017), hot water tank (2017), air conditioning (2021), central vac, upgraded electrical panel with 220V outlet in the garage (2024), new washer (2024), and new sump pump (2025). Located in a friendly community with an excellent K–12 school, this home is more than a place to live—it's a place to thrive. Discover why this property is the perfect

fit for your next chapter.