



GRASSROOTS
REALTY GROUP

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

**109 Winkler Drive
Hanna, Alberta**

MLS # A2249162

\$147,900



Division:	Hanna		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,216 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Storage		

Inclusions: Rugs in basement x3

Welcome to this half duplex that is ideal for first-time home buyers or those looking to downsize without compromise! This well maintained home features 3 spacious bedrooms and 1.5 bathrooms, offering just the right amount of space. Step inside to a bright large living room , functional kitchen complete with a dishwasher and separate dining area. Enjoy the convenience of main floor laundry, and unwind in the generously-sized master bedroom featuring his-and-hers closets with organizers for optimal storage. The manageable backyard offers just enough green space without all the upkeep, a durable metal roof and off-street parking adds extra convenience. Affordable, practical, and full of potential this home is ready for you to move in and make it your own!