



**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!