



GRASSROOTS
REALTY GROUP

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206 4 Avenue W
Hanna, Alberta

MLS # A2252990



\$229,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this charming and well-maintained 1,107 sq ft single-family home located in the heart of Hanna, AB. Built in 1957, this home has been thoughtfully updated over the years and is truly move-in ready. The main floor features a large living room, three comfortable bedrooms with updated flooring, a modern walk-in shower in the bathroom, and a bright, functional kitchen that was refreshed in 2002 along with all-new vinyl windows and siding. Downstairs, you'll find a family room, a fourth bedroom, a flex room, a convenient 3-piece bathroom, and a secondary kitchen — perfect for entertaining, or added cooking space. The fully fenced and beautifully manicured backyard offers a peaceful outdoor retreat, while the front driveway and single-car garage at the back provide ample parking. With great curb appeal and a prime location just a short walk from downtown Hanna, the swimming pool, arena, and curling rink, this home is ideal for families, first-time buyers, downsizers, or anyone seeking a well-cared-for property in a welcoming community. Call today to schedule your viewing before it's too late.