



GRASSROOTS
REALTY GROUP

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

**313 3 Avenue W
Hanna, Alberta**

MLS # A2256645



\$275,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Granite Counters		

Inclusions: n/a

This spacious 4 bedroom, 3 bathroom home offers a great layout and is ideally located close to the pool, skating rink, rec centre and from JCC K-12 school. The beautiful kitchen has a gas stove, large island and plenty of cupboard space. Highlights include hardwood flooring, central air conditioning, central vacuum and a projector with surround sound in the basement. The large primary suite includes an ensuite with a shower. Outdoors, enjoy the huge two-tiered deck with a built-in fireplace. A double detached garage with two vehicle doors provides great storage or parking. As an added bonus the home offers quick possession and the possibility of being sold completely furnished!