



**GRASSROOTS**  
REALTY GROUP

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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!