



**GRASSROOTS**  
REALTY GROUP

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

**320 Railway Avenue W  
Hanna, Alberta**

**MLS # A2260934**



**\$79,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Look No Further &ndash; Affordable & Fully Renovated! This beautifully refinished 1-bedroom home is move-in ready and full of possibilities. Whether you're looking to live mortgage-free or invest in a great rental property, this gem has it all. Step inside to find everything conveniently located on the main floor, including laundry facilities, a bright kitchen with brand-new cupboards and countertops, fresh flooring and paint throughout, and an updated bathroom complete with a full tub/shower. You'll also love the spacious walk-in pantry or storage room for all your extras. Upgrades include all new windows within the last 2 years, making this home efficient and worry-free. Outside, the property sits on a large 50x125 fully fenced lot in a quiet location on the southwest end of town&mdash;directly overlooking the dam, with no neighbors across the street! Don't miss out on this affordable opportunity. Book your showing with your favorite REALTOR&reg; today!