



**816 James Crescent  
Hanna, Alberta**

**MLS # A2263449**



**\$225,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Looking for the perfect family home in a peaceful neighborhood? This well-cared-for property is located in a quiet, central area and sits on a large corner lot with plenty of space for the whole family. From the moment you arrive, you'll notice the pride of ownership and thoughtful updates that make this home truly move-in ready. Recent upgrades include paint throughout the house, updated bathroom tiles and bathtub, vinyl windows (installed in 2013), a new hot water tank (2023), and updated soffit, eaves, and shingles — giving you peace of mind for years to come. Step inside to find a bright and welcoming living space filled with natural light from the many windows. The kitchen and dining area flow nicely together, making family meals and entertaining easy. Downstairs offers a large family room — perfect for movie nights, a kids' play area, or a cozy space to relax. Outside, you'll appreciate the landscaped yard with established perennials, a fenced backyard for privacy, and plenty of room for kids or pets to play. There's also convenient RV parking and an attached single-car garage. Located on a quiet crescent with fantastic neighbors, this home offers a wonderful sense of community and comfort. Quick possession is available, so you can move in and start enjoying your new home right away. Don't miss out on this great opportunity — call your realtor today to schedule a showing!