



GRASSROOTS
REALTY GROUP

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215 5 Avenue W
Hanna, Alberta

MLS # A2263668



\$150,000

Division:	Hanna		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,461 sq.ft.	Age:	1928 (98 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This charming family home offers 4 cozy bedrooms all together upstairs, making it easy to keep everyone close. On the main floor you'll find a full updated bathroom and a laundry room, along with high ceilings and stylish vinyl plank flooring that give the home a bright open feel. The kitchen is spacious with many cupboards and practical with a dishwasher. At the front, the enclosed porch is not counted in the square footage but with a little heat it could be the perfect office, playroom or extra living space. The yard is large with lovely mature trees and the 20' x 14' garage provides plenty of room for parking or storage. Best of all this home is just a short walk to the school, pool and community centre an ideal spot for families to enjoy both comfort and convenience. Call for a showing today!