



GRASSROOTS
REALTY GROUP

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102 4 Avenue W
Hanna, Alberta

MLS # A2263875



\$349,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,881 sq.ft. | Age: | 1945 (80 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Central Vacuum, Chandelier, Natural Woodwork, Storage | | |

Inclusions: N/A

Step back in time and fall in love with this beautifully maintained 1945 character home that truly has so much to offer! Begin your tour by entering through the covered, heated front porch — a bright and welcoming space that soaks up the morning sun and offers the perfect spot to relax year-round. From there, step into the formal entryway and take in all the original details that make this home one of a kind: stunning wood trim, stained glass windows, vintage light switches, classic doorknobs, and brass accents throughout. The main floor features a warm and inviting living room, formal dining room, and a spacious eat-in kitchen perfect for family meals. You’ll also find a bonus room currently showcasing a baby grand piano, a cozy sitting room, a convenient 4-piece bathroom with laundry, and a back entry leading to your outdoor spaces. Up the elegant staircase, the second floor offers three generous bedrooms, each with original wood accents and large closets. There’s also a charming 3-piece bathroom with a soaking tub, plus two storage rooms — one currently used as a walk-in closet. The lower level provides additional storage space and houses the furnace and hot water tank. Every inch of this home reflects care, pride, and attention to detail. Outside, enjoy the beautifully landscaped 6,250 sq. ft. lot, complete with a private sitting area and garden, perfect for unwinding or entertaining. A double detached garage offers plenty of space for vehicles, storage, or hobbies. Centrally located and within walking distance to all amenities, this home offers both character and convenience. The seller can accommodate a quick possession, so don’t miss your chance to own this truly special property — book your private showing today!

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