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## 306 1 Street W Hanna, Alberta

MLS # A2267611



\$159,900

Division:	NONE				
Type:	Residential/House				
Style:	1 and Half Storey				
Size:	1,495 sq.ft.	Age:	1933 (92 yrs old)		
Beds:	3	Baths:	2		
Garage:	Carport				
Lot Size:	0.06 Acre				
Lot Feat:	Corner Lot				

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	СТ
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: N/A

Don't Overlook This One! Completely refreshed and move-in ready, this home has seen top-to-bottom updates that are sure to impress. The exterior has just been repainted and features a brand new roof and windows throughout. Step inside to find a beautifully renovated interior with all new flooring, fresh paint, updated bathrooms, and a modern kitchen. The upper floor offers two spacious bedrooms, including one with a walk-in closet, plus a full bathroom and bright skylights that fill the space with natural light. On the main floor, you' Il find the primary bedroom, an additional full bathroom, an office or bonus room, a comfortable family room, laundry room and the stylish new kitchen. The low-maintenance yard means less upkeep and more time to relax. A new patio door leads out to the west-facing deck — the perfect spot to enjoy stunning evening sunsets. This charming home is truly move-in ready! Call your REALTOR® today for more information or to schedule a viewing!