



GRASSROOTS
REALTY GROUP

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

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 (93 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:	CT
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'll 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!