



GRASSROOTS
REALTY GROUP

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**512 1st Avenue W
Hanna, Alberta**

MLS # A2269995



\$364,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HW
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows, Wet Bar		

Inclusions: pool table

Beautifully Updated 4-Bedroom, 3-Bath Home with Stunning Features Inside and Out This remarkable 4-bedroom, 3-bathroom home has been thoughtfully renovated from top to bottom, blending modern style with everyday comfort and functionality. From the moment you arrive, you'll notice the pride of ownership and the attention to detail that make this property stand out. Step inside to a bright, welcoming living room where large windows fill the space with natural light, creating a warm and inviting atmosphere. The open-concept layout flows effortlessly into the spacious dining area—perfect for family dinners and holiday gatherings. The kitchen is as practical as it is beautiful, offering abundant cabinetry, generous counter space, and a smart layout that makes cooking and entertaining easy. Down the main hall, you'll find a sleek 3-piece bath, two comfortable secondary bedrooms, and a stunning primary suite. The primary bedroom features a custom built-in closet system and a luxurious 5-piece ensuite complete with dual sinks and a relaxing tub/shower—your own spa-inspired retreat. The fully finished basement is an entertainer's dream, featuring a large family room with a wet bar, cozy sitting area, and a pool table with accessories that stay. Whether it's game night, movie marathons, or casual get-togethers, this space has you covered. The lower level also includes a fourth bedroom with a walk-in closet, a versatile bonus room (currently used as a gym), a storage room, and a utility/laundry area equipped with on-demand hot water and an updated furnace for year-round comfort and efficiency. Outside, the impressive features continue. The oversized 42-foot garage easily accommodates two vehicles plus a workshop area. Sitting on a generous 75' x 125' lot, this property offers plenty of room to relax and play.

The backyard is a true outdoor oasis—half landscaped with lush grass and half designed for serenity, complete with a peaceful pond and sitting area. Enjoy summer barbecues on the deck and patio, or take advantage of the convenient rear RV parking. This home isn't just a place to live—it's a lifestyle. With its extensive updates, spacious layout, and beautiful outdoor spaces, it's ready for you to move in and start making memories. Don't wait—homes like this don't come along often! Contact your REALTOR® today to schedule a private showing.