



**GRASSROOTS**  
REALTY GROUP

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**140 Winkler Drive**  
**Hanna, Alberta**

**MLS # A2273428**



**\$139,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Concrete, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this well-cared-for townhouse offering comfort, convenience, and thoughtful updates throughout. The upper level features three spacious bedrooms and a full bathroom, making it ideal for families or those needing extra space. The main floor includes a bright living area, a convenient half bathroom, and direct access through patio doors to a fully fenced backyard—perfect for kids, pets, or outdoor entertaining. Downstairs, you’ll find a large open basement that can easily serve as a rumpus room, home gym, or generous storage area. Parking is a breeze with an attached single-car garage complete with a new garage door opener, plus additional driveway parking. This property is currently rented to a reliable long-term tenant, making it an excellent investment opportunity. Located steps from a beautiful park with a playground, and just minutes from a golf course, school, and soccer and baseball fields, this home puts recreation and everyday amenities right at your doorstep.