



GRASSROOTS
REALTY GROUP

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**140 Winkler Drive
Hanna, Alberta**

MLS # A2273428



\$139,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,152 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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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.