



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

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.