



GRASSROOTS
REALTY GROUP

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**319 5 Avenue W
Hanna, Alberta**

MLS # A2273514



\$179,900

Division:	Hanna		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,320 sq.ft.	Age:	1925 (101 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Primary Downstairs, Sump Pump(s)		

Inclusions: Island on wheels, upstairs room bed/dresser and bedside tables

Discover the charm and comfort of this spacious 1+2 bedroom home, thoughtfully updated and ideally located. The main floor features convenient laundry, high ceilings, bright living spaces and numerous upgrades including electrical, windows and flooring. Upstairs is a kid's paradise, complete with two cozy bedrooms separated by their own private den that would be perfect for play, homework or hanging out. The basement offers a generous storage area and comes equipped with a new sump pump. Outside enjoy a detached single-car garage and a welcoming patio area. Situated directly across from the Rec Centre, Arena, outdoor pool, skating and curling rink and just two blocks from the JCC K-12 school, this home offers unmatched convenience in a family friendly location. With a durable new metal roof and well-maintained spaces throughout, this is a property ready to be enjoyed for years to come.