



**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.