



**818 James Crescent  
Hanna, Alberta**

**MLS # A2273614**



**\$199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Look no further! This spacious 4-bedroom, 3-bath home might just be the perfect fit. Nestled on a quiet street and just steps from the golf course, hospital, and medical clinic, this property offers both convenience and comfort. Built on a poured concrete foundation in excellent condition, the home is move-in ready while still offering the opportunity for your own cosmetic touches, if desired. A bit of fresh paint and new flooring would elevate the space even further. Inside, you'll appreciate the abundance of natural light flowing through the windows and the practicality of main-floor laundry. The main level includes an additional bedroom with large patio doors that open directly to the backyard—an ideal space for a bedroom, home office, or flex room to suit your needs. The generous primary bedroom features his-and-hers closets along with a private 2-piece ensuite. From the dining area, step onto the large back deck, with framing already in place should you choose to add a cover. The lower level offers even more living space, including another bedroom, a spacious family room with bar area, a 3-piece bathroom, and ample storage. Outside, enjoy a large backyard and the convenience of a single-car garage. Whether you're searching for a wonderful family home or a smart investment opportunity, this property offers exceptional value. Call your Realtor today to schedule your private viewing!