



GRASSROOTS
REALTY GROUP

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**608 7 Avenue W
Hanna, Alberta**

MLS # A2274544



\$390,000

Division:	Hanna		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,176 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Laminate Counters, Storage		

Inclusions: N/A

This beautiful four-level split family home offers 1,176 square feet of comfortable living space above grade, with the same amount of space below grade. It has been thoughtfully updated throughout for modern convenience. Featuring four spacious bedrooms and two full bathrooms, the layout is ideal for families, with a separate entrance to the third level providing flexibility for guests or extended family. The property offers abundant storage options and impressive outdoor amenities, including RV parking in the back. A standout feature is the massive 30' x 30' three-car garage, complete with 10' ceilings and two roll-up doors—one measuring 10' wide by 9' tall and the other 16' wide by 9' tall—perfect for vehicles, hobbies, or a workshop. Located just steps from the K-12 school, arena, and swimming pool, this home combines practicality, space, and unbeatable convenience in a family-friendly neighborhood. Call today to book your viewing.