



GRASSROOTS
REALTY GROUP

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**101 Wilkins Place
Hanna, Alberta**

MLS # A2275821



\$439,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,571 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Level		

Heating:	Boiler, In Floor, Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wood Windows		
Inclusions:	N/A		

This well-designed single-family home, built in 2007, offers 1,571 square feet of comfortable and functional living space with a total of five bedrooms and three and a half bathrooms. The main floor features three bedrooms, including a spacious primary suite with a walk-in closet and a private four-piece ensuite, along with the convenience of main-floor laundry. The kitchen is thoughtfully laid out with a pantry, island with sink, and heated tile flooring, making it both practical and inviting. The basement adds two additional bedrooms, a large family room, and in-floor heat for year-round comfort, which is also extended to the garage. A top-of-the-line Napoleon wood-burning fireplace insert provides warmth and character, while triple-pane Loewen windows enhance energy efficiency throughout the home. Outside, enjoy a covered deck at the back of the house and ample parking, including RV parking. The impressive 30' x 28' attached garage features an 11' ceiling, an 18' x 8' street-facing door, a 9' x 8' rear yard door, floor drain, and both hot and cold water. Additional highlights include a built-in central vacuum system, making this home a standout option for comfort, storage, and versatility. Call today to book your showing!