



**GRASSROOTS**  
REALTY GROUP

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**101 Wilkins Place  
Hanna, Alberta**

**MLS # A2275821**



**\$439,000**

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Level		

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