



GRASSROOTS
REALTY GROUP

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**145 Shacker Crescent
Hanna, Alberta**

MLS # A2278692



\$239,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,269 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum		

Inclusions: N/A

Welcome to this well-maintained 4-bedroom, 4-level split home, ideally located in a desirable area of Hanna with no neighbors behind and open field views. The upper level offers a spacious primary bedroom complete with a private 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom—an ideal layout for family living. The main floor features a bright and inviting living room with a gas fireplace, perfect for relaxing evenings, and an eat-in kitchen that was updated approximately eight years ago with new cabinetry, granite countertops, and modern appliances. On the lower level, you will find a large family room highlighted by a second gas fireplace, a fourth bedroom, and a convenient 2-piece bathroom with a separate laundry area. The basement level is currently utilized as a hobby room and storage space, offering flexibility for future development or additional living space. This home has seen numerous important updates, including all vinyl windows, a new metal roof, updated siding, and additional ceiling insulation (R20), contributing to energy efficiency and long-term durability. The garage door was replaced in 2018, and gas lines have recently been updated for added peace of mind. The large double detached garage provides ample space for vehicles, storage, toys, and even a workshop area. Step outside to enjoy barbecuing on the back patio with natural gas hookup, while the backyard—currently used as a raised garden bed area—offers endless possibilities for customization. With open fields behind the property, you can enjoy privacy and unobstructed views. The property will be vacant by the end of March, allowing for quick possession if needed. Contact your REALTOR® today to schedule your private viewing of this fantastic home.

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