



**206 6 Avenue W
Hanna, Alberta**

MLS # A2283282



\$219,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating: Forced Air

Floors: Laminate, Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Other, Wood Siding

Foundation: Poured Concrete, Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to this well-maintained 3 bedroom home, ideally located in a quiet area of Hanna and within close proximity to schools, the swimming pool, recreation centre, and arenas. The main floor has seen several updates, including fresh paint, newer flooring, and some updated windows, creating a bright and inviting living space. The kitchen features updated cabinetry, offering both style and functionality. Two oversized bedrooms and the convenience of main floor laundry add to the home's practicality. Enjoy relaxing evenings on the large west-facing porch, which leads to a fully fenced yard—perfect for kids, pets, or entertaining. Completing the property is a double detached garage providing ample parking and storage. Be sure to click the link for the 3D virtual tour. Call today for more information or to book your private showing.