



**317 6 Avenue W  
Hanna, Alberta**

**MLS # A2286772**



**\$475,000**

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

This well-built large one-and-a-half story home offers space, comfort and functionality for the whole family. Featuring both a 22 x 22 double attached garage and an additional 30 x 30 double detached garage, there is plenty of room for vehicles, storage or workshop space. Inside you'll find large spacious bedrooms including a primary suite with a private ensuite. The home has been very well cared for over the years and shows true pride of ownership. With 4 bedrooms and 3.5 bathrooms, this home is perfectly suited for a growing family. The large basement provides additional living and recreation space, ideal for entertaining or relaxing. The home also features a functional fireplace; however it does not have a WETT inspection. Conveniently located close to school, pool, parks and community center this property combines a great location with a warm, family-friendly layout ready for its next owners to enjoy!