



**313 3 Avenue E
Hanna, Alberta**

MLS # A2291761



\$235,000

Division:	Hanna		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,152 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Private		

Heating: Combination, In Floor, Forced Air

Floors: Carpet, Vinyl

Roof: Metal

Basement: Full

Exterior: Metal Siding , Vinyl Siding

Foundation: Wood

Features: Storage, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MD

Utilities: -

Inclusions: Window coverings, gazebos

Double wide mobile home originally built in 1979 and moved onto a permanent foundation in 1989. This clean well cared for home clearly shows pride of ownership throughout. Features include metal insulated siding, vinyl windows and a durable corrugated metal roof on the home and garage. The home offers 4 bedrooms and 3 bathrooms, including a primary bedroom with ensuite. The fully finished basement provides additional living space with in-floor heat for added comfort and plenty of storage. Outside you'll find a 28 x 26 insulated and heated garage, ideal for vehicles, projects or extra workspace. Located in a great community with everything you need close by!