



**607 9 Avenue W
Hanna, Alberta**

MLS # A2295234



\$265,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Laminate Counters, Sump Pump(s)		

Inclusions: 3 chairs at kitchen counter, 3 chairs at bar, fire pit, patio set in backyard

Welcome to this spacious and well-maintained 1,400 sq ft home, perfectly situated in a desirable location with beautiful views and easy access to everyday amenities. Offering 3 bedrooms and 2 full bathrooms this property is ideal for families or anyone looking for comfortable living space. The main level features a bright and inviting layout with a practical flow including the added convenience of a combination washer/dryer. The generous living areas provide plenty of room for both everyday living and entertaining. Downstairs you'll find a large family room complete with a bar area and additional flex space perfect for hosting guests, creating a games room or setting up a home theatre. Step outside to enjoy the expansive deck where you can take in the scenic views and unwind in your own outdoor retreat. The double attached heated garage adds year-round comfort and convenience with ample space for vehicles and storage. Located just steps from a school and nearby walking paths, this home offers a great balance of lifestyle and location perfect for families, outdoor enthusiasts or anyone looking to enjoy a welcoming community setting. A fantastic opportunity to own a move-in ready home with space, comfort and views. Call a showing today!