



**604 9 Avenue W
Hanna, Alberta**

MLS # A2295686



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,491 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork, Vinyl Windows		

Inclusions: N/A

Welcome home! This spacious and well-maintained 5-bedroom, 3-bathroom bi-level offers the perfect blend of comfort, functionality, and thoughtful upgrades—all in an unbeatable location. Pride of ownership is evident throughout, with numerous updates including vinyl windows and a beautifully renovated kitchen completed in 2022. The heart of the home features custom cabinetry with convenient pull-out drawers and a gas stove, seamlessly connecting to the dining area—ideal for both everyday living and entertaining. The bright, south-facing living room welcomes you with an abundance of natural light and a cozy wood-burning fireplace—perfect for those cooler evenings. The main floor hosts three bedrooms, including a primary suite with a 2-piece ensuite, along with an updated 4-piece bathroom. A standout feature of this home is the 300 sq ft addition (completed in 1998), offering a stunning family room with skylights and large windows that flood the space with natural light. Patio doors lead directly to a tiered back deck, creating a perfect indoor-outdoor flow for relaxing or hosting. Downstairs, the fully developed basement includes two additional bedrooms, a versatile office or bonus room, a 3-piece bathroom, and a dedicated laundry/utility area—providing plenty of space for growing families or flexible living arrangements. The spacious rec room/family room is anchored by a functional wood-burning fireplace with an electric insert, adding warmth and ambiance. Step outside to a huge backyard overlooking sports fields, offering both privacy and open views. The location is exceptional—just half a block from JCC K–12 School, making it ideal for families. Additional features include a single attached garage with a large front parking pad (currently accommodating trailer storage), plus an impressive 20x20 workshop located

behind the garage. The workshop is equipped with in-floor heating, making it a comfortable, year-round space for woodworking, hobbies, or additional storage. This is a rare opportunity to own a move-in ready home with space, upgrades, and a fantastic location. Book your showing today!