



**GRASSROOTS**  
REALTY GROUP

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413 6 Avenue W  
Hanna, Alberta

MLS # A2200857



**\$229,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,357 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This 3-bedroom bungalow is a gem, especially with its prime location to JCC K-12 school and football field. The home has been meticulously maintained, boasting updated kitchen with brand new dishwasher, updated windows and bathrooms, along with a new dryer and hot water tank. A notable feature is the recent addition of an additional entrance, making it ideal for running a home business (as the current owners do) or creating a secondary suite for additional income. Outside, you can relax under the covered patio in the evenings, and there's even potential RV parking along with a spacious double car garage, offering plenty of storage space or room for hobbies. For more details or to schedule a viewing, contacting your realtor would be the next step to explore this versatile and well-appointed property further.