



GRASSROOTS
REALTY GROUP

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306 3 Avenue W
Hanna, Alberta

MLS # A2279277



\$139,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1933 (93 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions:	N/A
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Welcome to this charming and move-in-ready 3-bedroom bungalow, full of character and warmth. Original hardwood flooring adds timeless appeal throughout the home, complemented by numerous upgrades including an updated kitchen, select newer windows, fresh paint, and a newer furnace. The bright and airy interior is enhanced by an abundance of windows, allowing natural light to fill the space. The main floor offers the convenience of laundry, an updated 4-piece bathroom, and a comfortable, functional layout. Enjoy your morning coffee in the beautiful front porch or relax in the covered patio area at the back of the home. Outside, you'll find an extensive garden and mature fruit tree(s), perfect for those who enjoy outdoor living. Additional features include a single-car garage and a desirable west-end location close to the swimming pool, arena, and recreation centre. The property is just a few blocks from JCC K&12 School and within easy walking distance to downtown shopping and amenities. Priced to sell, this home offers exceptional value and lifestyle. Don't miss out—contact your REALTOR® today to schedule a viewing.