



GRASSROOTS
REALTY GROUP

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501 5 Street W
Hanna, Alberta

MLS # A2295220



\$339,900

Division:	Hanna		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Rare newly painted and refreshed find in today's market, this beautiful senior living home offers the ease and comfort of true one-level living. Built in 2020 this modern bungalow features 1 bedroom + den, perfect for a home office or guest space. The primary bedroom includes a private ensuite with a shower and a walk-in closet. There is also a convenient half bath ideal for visitors. Enjoy the practicality of a single attached garage and the added bonus of a large shed for extra storage. Step outside to low-maintenance composite decking with a covered front porch and an additional rear porch both perfect for enjoying the peaceful surroundings. Backing onto a park, the home offers lovely views and a quiet setting. Located close to shopping and senior amenities this home combines convenience and comfort in a sought-after community!