



GRASSROOTS
REALTY GROUP

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208 4 Avenue W
Hanna, Alberta

MLS # A2297256



\$255,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Spacious and inviting, this home features a beautifully renovated kitchen, main floor laundry, and a fully developed basement-perfect for growing families or those who love to entertain. The kitchen offers plenty of room for multiple people to cook and gather comfortably, making it the heart of the home. Host friends and family with ease thanks to the generous layout and open feel. With 3 bathrooms and 4 bedrooms-depending on your needs-this home offers flexibility for families, guests, or a home office setup. Please note: one basement bedroom is missing a closet. Step outside to enjoy the large, well-maintained yard-ideal for kids, pets, gardening, or summer gatherings. Appreciate the added bonus of a garage-perfect for protecting your vehicles from the Hanna wind and harsh winter cold. Ideally situated close to the local swimming pool and arena, this home offers excellent convenience for an active lifestyle. A basement inspection dated June 2026 is available for potential buyers to view. Come see what this house has to offer-contact your Realtor today for a private viewing.