



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

215 5 Avenue W
Hanna, Alberta

MLS # A2297365



\$155,000

Division:	Hanna		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,461 sq.ft.	Age:	1928 (98 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

This charming family home offers 4 cozy bedrooms all together upstairs, making it easy to keep everyone close. On the main floor you'll find a full updated bathroom and a laundry room, along with high ceilings and stylish vinyl plank flooring that give the home a bright open feel. The kitchen is spacious with many cupboards and practical with a dishwasher. At the front, the enclosed porch is not counted in the square footage but with a little heat it could be the perfect office, playroom or extra living space. The yard is large with lovely mature trees and the 20' x 14' garage provides plenty of room for parking or storage. Best of all this home is just a short walk to the school, pool and community centre an ideal spot for families to enjoy both comfort and convenience. Call for a showing today!