



GRASSROOTS
REALTY GROUP

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103 7 Avenue E
Hanna, Alberta

MLS # A2306075



\$210,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bi-Level		
Size:	948 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Garden, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Move-In Ready Gem in Hanna, AB. Don't miss this beautifully updated 3-bedroom, 2-bathroom home that blends classic charm with modern comforts. From the moment you step inside, you'll notice the care that's gone into this home. Updated flooring flows throughout, giving the space a fresh, contemporary feel, while new kitchen countertops make the heart of the home as functional as it is stylish. With updated windows keeping the elements out and the comfort in, and a newer furnace and updated electrical panel ensuring true peace of mind, the big-ticket items are already done for you. Beat the Alberta summer heat with central air conditioning, then step out onto your south-facing deck to soak up the sunshine and enjoy the beautifully mature yard — complete with established fruit trees that are a rare and delightful find. The property also features a single-car garage plus room for RV parking, giving you all the space you need for vehicles, toys, and gear. And for the golf enthusiasts, you'll love being just a block away from the Hanna Golf Course. Built in 1971 with solid bones and updated throughout, this home is truly ready for its next chapter. Whether you're a first-time buyer, downsizer, or simply looking for a turn-key property in a friendly community, this one checks all the boxes. Come see it for yourself — homes like this don't last long.