



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

109 5th Ave W
Hanna, Alberta

MLS # A2307548



\$539,900

Division:	Hanna		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,661 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Street Lighting		

Heating:	Hot Water	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

****Stunning 5 Bedroom Home on a Large Lot with 4 Baths**** Welcome to your dream home! This exquisite 5-bedroom, 4 bathroom property is situated on a large lot, offering ample outdoor space for relaxation and recreation. Designed with family living in mind, this home features a large open floor plan that seamlessly connects the living, dining, and kitchen areas including a wood burning fireplace making it perfect for entertaining guests or enjoying quality time with loved ones. As you enter, you are greeted by a beautiful staircase that adds an elegant touch to the entryway. The expansive layout allows for plenty of natural light, creating a warm and inviting atmosphere throughout the home. ****Key Features:**** ****5 Spacious Bedrooms:**** Each with ample closet space for all your storage needs. ****4 Bathrooms**** ****Large Open Floor Plan:**** Perfect for gatherings and everyday living. ****Beautiful Staircase:**** A stunning focal point in the entryway. ****Attached 3-Car Garage:**** Providing plenty of space for vehicles and storage. ****Main floor laundry**** For quick and easy convenience. ****Great for Entertaining:**** Ideal layout for hosting family and friends. ****Large Lot:**** Expansive outdoor space for activities and gardening. Located in a desirable neighborhood, this large family home is close to parks, and shopping, making it perfectly convenient for your lifestyle. Don't miss the chance to make this stunning property your own!