



GRASSROOTS
REALTY GROUP

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**320 Railway Avenue W
Hanna, Alberta**

MLS # A2313537



\$69,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	588 sq.ft.	Age:	1940 (86 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Mixed	Zoning:	MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Vinyl Windows		

Inclusions: N/A

Don't let the size fool you — this beautifully updated 588 sq ft, 1-bedroom home packs a lot of living into every square foot, and at a price that's hard to beat. Step inside and discover a thoughtfully designed main-floor layout where everything you need is right at your fingertips, including a bright modern kitchen with updated cupboards and countertops, fresh flooring and paint throughout, an updated bathroom with a full tub/shower, convenient main-floor laundry, and a generous walk-in pantry that provides the kind of storage space you rarely find in a home this size. Peace of mind comes built in — all windows have been replaced within the last 3 years, keeping energy bills low and maintenance worries even lower. Outside, enjoy a spacious 50x125 fully fenced lot perfect for pets, gardening, or simply unwinding in your own private space, tucked away on the quiet southwest end of town and sitting directly overlooking the dam with no neighbors across the street. Whether you're a first-time buyer dreaming of a mortgage-free lifestyle or an investor hunting for a turnkey rental, this is an affordable opportunity you won't want to miss.