



GRASSROOTS
REALTY GROUP

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307 4 Avenue W
Hanna, Alberta

MLS # A2322976



\$235,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco, Wood Frame	Zoning:	r2
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Tankless Hot Water		
Inclusions:	N/A		

Built in 2021 this 3-bedroom home with a bonus room in the basement offers a functional layout in a convenient location close to schools, shopping, pool, hockey rink and recreational centre. The home features two full bathrooms, main floor laundry, an ICF foundation, on demand hot water, central air conditioning and 9-foot ceilings in the basement, creating an open feel throughout the lower level. A large family/playroom provides plenty of room for entertaining, relaxing, or family activities, while the bonus room offers flexibility for an office, hobby room, or guest space. The primary bathroom includes a jetted Jacuzzi tub perfect for unwinding at the end of the day. Outside you'll find a low-maintenance yard, garden, shed, a composite balcony and wheelchair ramp access. This well-kept home offers modern construction plenty of living space and a location close to everyday amenities!