



GRASSROOTS
REALTY GROUP

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**313 Hanson Street
Bawlf, Alberta**

MLS # A2323011



\$415,000

Division:	Bawlf		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,172 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air, Pellet Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully maintained bungalow in the friendly community of Bawlf, just 20 minutes from Camrose! This home offers the perfect combination of small-town living and modern comfort, complete with landscaping, RV parking, and a fully fenced backyard. Step inside to vaulted ceilings and an inviting open-concept layout featuring a spacious living room with a cozy gas fireplace, a bright dining area with a built-in storage cabinet, and central air conditioning for year-round comfort. At the front of the home, glass French doors open to a versatile space that's perfect as a home office or elegant formal dining room. The main floor offers two bedrooms, including a stunning primary retreat with private French doors leading to the covered deck, a big ensuite featuring a soaker tub and separate shower, walk in closet and plenty of space to unwind. Downstairs, you'll find a family room warmed by a cozy pellet stove, two additional oversized bedrooms, a full bathroom, and a large storage room. Central vacuum adds everyday convenience. Outside, enjoy the beautifully landscaped yard from the covered deck with glass railing, while the heated attached garage with a floor drain is ideal for Alberta winters. This exceptional property offers the perfect blend of comfort, function, and style in a welcoming community.