



GRASSROOTS
REALTY GROUP

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303 Nill Place
Hanna, Alberta

MLS # A2325382



\$259,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private, Street L		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to this spacious 4-bedroom, 2-bathroom bungalow, perfectly situated on a quiet cul-de-sac close to schools. This well-maintained home features a cozy wood-burning fireplace, newer windows, and a functional layout that's ideal for families. Outside, you'll find a double attached garage, a large, private yard with plenty of room for kids, pets, or entertaining, plus convenient RV parking for all your recreational needs. Offering comfort, space, and an unbeatable family-friendly location, this home is ready for you to move in and make it your own.