



GRASSROOTS
REALTY GROUP

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1011 3rd Street W
Hanna, Alberta

MLS # A2325457



\$182,900

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Welcome to this inviting and move-in ready half duplex nestled in one of Hanna's desirable, family-friendly neighborhoods. Offering 3 generously sized bedrooms, a full bathroom upstairs, and a convenient two-piece powder room off the front entry, this home is designed for comfortable everyday living. Whether you're purchasing your first home, looking to simplify with less maintenance, or searching for an excellent investment property, this home offers outstanding value. Large, updated windows fill the space with natural light while improving energy efficiency, and the home has been well cared for, allowing you to settle in with confidence. The location is hard to beat! Situated directly across from a church and within walking distance to the school, triplex, golf course, and scenic walking paths, you'll enjoy the convenience of nearby amenities while still appreciating the peace and quiet of an established neighborhood. Additional highlights include a bright and functional floor plan, a low-maintenance yard, and strong rental appeal for investors. This is a fantastic opportunity to own an affordable home in a welcoming community with everything you need close at hand. Book your private showing today with your favourite realtor today and discover everything this Hanna property has to offer!