



GRASSROOTS
REALTY GROUP

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**304 5 Avenue E
Hanna, Alberta**

MLS # A2326822



\$244,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1931 (95 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Shed

Come take a look at this extensively remodeled 1,290 sq ft bungalow, thoughtfully updated for comfort, function, and low-maintenance living. This charming 3-bedroom, 2-bathroom home features a new roof, newer high efficiency furnace, newer hot water tank, newer flooring, and mostly new windows throughout — and the updates don't stop there. Ceiling fans have been updated in all rooms and the laundry area even features an automatic light for added convenience. Both full bathrooms have been upgraded with new rain head shower heads, and the backyard has been enhanced with garden boxes — perfect for the hobby gardener. Step into a spacious front entrance with double closets and plenty of room to welcome guests. The open-concept living and dining area flows seamlessly into a bright, updated kitchen with island and updated appliances, ideal for entertaining, while the custom cabinetry, backsplash, and countertops on the west kitchen wall add a unique, modern touch crafted specifically for this home. The primary suite features a walk-in closet, private ensuite, and a patio door leading to a wraparound deck — perfect for morning coffee in the sun or unwinding in the evening shade. Main floor laundry adds everyday convenience, with basement hookups still in place if preferred, and the well-maintained basement offers future potential and additional space to make your own. Outside, enjoy a low-maintenance gravel front yard, a backyard with mature trees and garden boxes, plus ample parking including room for a trailer or RV out front and rear parking for two vehicles — with space to build a garage if desired. Don't miss your chance to view this move-in ready home — contact your realtor today for a private showing!

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