



GRASSROOTS
REALTY GROUP

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**324 3 Avenue E
Hanna, Alberta**

MLS # A2329547



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Soaking Tub, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: TV Wall Cabinet

Welcome to this well-maintained home offering 2 bedrooms up and 2 bedrooms down, perfect for families or those needing extra space. The basement underwent a full renovation just 3 years ago, adding even more value to this home. The updated kitchen and bathrooms bring a fresh, modern feel, while laminate flooring throughout the main floor keeps things low-maintenance and stylish. The bright and open layout is filled with natural light thanks to numerous windows throughout, many of which have also been updated. Enjoy the convenience of main floor laundry and 2 full bathrooms, one on each level. The oversized single attached garage, paired with a large driveway, provides ample parking for family and guests alike. Step outside to a fully fenced backyard facing east, capturing beautiful morning sun, along with a private area featuring a firepit and a shed for extra storage. This home is priced to sell — contact your REALTOR® today to book your private viewing!