



GRASSROOTS
REALTY GROUP

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611 6 Avenue W
Hanna, Alberta

MLS # A2333707



\$399,000

Division:	Hanna		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,535 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Tucked away on a quiet cul-de-sac this spacious split-level home offers room for the whole family with 5 bedrooms 2.5 bathrooms and a great layout. The home has been well maintained with important updates including newer PVC windows, a metal roof, (2024), central air conditioning and a beautifully finished family room featuring heated floors and soundproofing. The property offers the convenience of both an attached garage and a detached 26' x 26' garage (shingles 2023) with two oversized 9-foot doors, providing plenty of space for vehicles, a workshop, hobbies or extra storage. Outside the expansive yard has been thoughtfully designed with multiple outdoor living spaces including a garden, firepit area, BBQ patio and plenty of room to relax or entertain. An automatic underground sprinkler and drip irrigation system supplied by its own pump keeps the lawn and flower beds looking their best with minimal effort. Located just a short walk from the school in a highly desirable neighborhood this property combines space, functionality and a fantastic location. If you're looking for a home that offers both indoor comfort and exceptional outdoor living, this one is well worth a look!