



GRASSROOTS
REALTY GROUP

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30173 RR 150
Hanna, Alberta

MLS # A2346204



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,594 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	12.06 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Front Yard, Garden, Green		

Heating:	Coal, Forced Air, Natural Gas, Other, See Remarks
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Preserved Wood
Features:	Bookcases, Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	7-30-14-W4
Zoning:	AD
Utilities:	-

Inclusions: Garage door remote controls; Pool Table,

Large Bungalow on a Peaceful 12 acres south of Hanna. House Upgrades include newer furnace and hotwater tank, newer stove, newer fridge, new dishwasher. 4 yr. old pressure system includes a new well pump. new electrical lines and hoses, with a new reverse osmosis system in the house! The Double attached garage has radiant heating, 220 outlet, wiring and hookups for washer/dryer. A 30x40 ft. workshop accomodates all your acreage needs. The attached 16x40 ft. lean to barn has pens and a loft to hold 150 square bales. Both the house and shop have natural gas heat systems with a back up coal fired system! In 2020 a livestock waterer was installed along with two separate water hydrants. Lots of trees, garden areas, a firepit and huge back deck. This is just a great place to call home and is all at a great low price, so act now... Call your local REALTOR®;