

313 3 Avenue W  
 Hanna, Alberta

MLS # A2256645


**\$275,000**

Division: Hanna

Type: Residential/House

Style: Bungalow

Size: 1,170 sq.ft. Age: 1988 (38 yrs old)

Beds: 4 Baths: 3

Garage: Double Garage Detached

Lot Size: 0.14 Acre

Lot Feat: Rectangular Lot

Heating: Central, Natural Gas

Water: -

Floors: Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R2

Foundation: Wood

Utilities: -

Features: Central Vacuum, Granite Counters

Inclusions: n/a

This spacious 4 bedroom, 3 bathroom home offers a great layout and is ideally located close to the pool, skating rink, rec centre and from JCC K-12 school. The beautiful kitchen has a gas stove, large island and plenty of cupboard space. Highlights include hardwood flooring, central air conditioning, central vacuum and a projector with surround sound in the basement. The large primary suite includes an ensuite with a shower. Outdoors, enjoy the huge two-tiered deck with a built-in fireplace. A double detached garage with two vehicle doors provides great storage or parking. As an added bonus the home offers quick possession and the possibility of being sold completely furnished!