

**818 James Crescent**  
**Hanna, Alberta**
**MLS # A2273614**

**\$199,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                               |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,278 sq.ft.                       | <b>Age:</b>   | 1967 (59 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard               |               |                   |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air              |
| <b>Floors:</b>     | Carpet, Linoleum        |
| <b>Roof:</b>       | Asphalt Shingle         |
| <b>Basement:</b>   | Full                    |
| <b>Exterior:</b>   | Aluminum Siding , Brick |
| <b>Foundation:</b> | Poured Concrete         |
| <b>Features:</b>   | See Remarks             |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Look no further! This spacious 4-bedroom, 3-bath home might just be the perfect fit. Nestled on a quiet street and just steps from the golf course, hospital, and medical clinic, this property offers both convenience and comfort. Built on a poured concrete foundation in excellent condition, the home is move-in ready while still offering the opportunity for your own cosmetic touches, if desired. A bit of fresh paint and new flooring would elevate the space even further. Inside, you'll appreciate the abundance of natural light flowing through the windows and the practicality of main-floor laundry. The main level includes an additional bedroom with large patio doors that open directly to the backyard—an ideal space for a bedroom, home office, or flex room to suit your needs. The generous primary bedroom features his-and-hers closets along with a private 2-piece ensuite. From the dining area, step onto the large back deck, with framing already in place should you choose to add a cover. The lower level offers even more living space, including another bedroom, a spacious family room with bar area, a 3-piece bathroom, and ample storage. Outside, enjoy a large backyard and the convenience of a single-car garage. Whether you're searching for a wonderful family home or a smart investment opportunity, this property offers exceptional value. Call your Realtor today to schedule your private viewing!