

**306 3 Avenue W**  
**Hanna, Alberta**
**MLS # A2279277**

**\$155,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1933 (93 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this charming and move-in-ready 3-bedroom bungalow, full of character and warmth. Original hardwood flooring adds timeless appeal throughout the home, complemented by numerous upgrades including an updated kitchen, select newer windows, fresh paint, and a newer furnace. The bright and airy interior is enhanced by an abundance of windows, allowing natural light to fill the space. The main floor offers the convenience of laundry, an updated 4-piece bathroom, and a comfortable, functional layout. Enjoy your morning coffee in the beautiful front porch or relax in the covered patio area at the back of the home. Outside, you'll find an extensive garden and mature fruit tree(s), perfect for those who enjoy outdoor living. Additional features include a single-car garage and a desirable west-end location close to the swimming pool, arena, and recreation centre. The property is just a few blocks from JCC K&#12 School and within easy walking distance to downtown shopping and amenities. Priced to sell, this home offers exceptional value and lifestyle. Don't miss out&mdash;contact your REALTOR&reg; today to schedule a viewing.