

902 3rd Street W
Hanna, Alberta
MLS # A2280149

\$299,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,082 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Treed		

Heating: Fireplace(s), Forced Air

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Turn-key, updated, and in a location families love. This well-maintained 4-bedroom, 2-bath with a cheater bi-level is just one block from JCC K–12 School and within easy walking distance of the community swimming pool, arena, and curling rink. With numerous updates already completed, this home is truly move-in ready. The main floor offers a bright, open living space with large windows and a wood-burning fireplace that adds warmth and character. The kitchen and dining area flow comfortably into the living room, making it ideal for everyday living and entertaining. Two good-sized bedrooms and a full bathroom complete the main level. The lower level features two additional bedrooms, a second full bathroom, a spacious family room, and a large laundry and storage area. Recent updates include flooring, kitchen improvements, fresh paint, hot water on demand, furnace, roof, vinyl windows, refrigerator, and washing machine. Central air conditioning provides added comfort year-round. Outside, the fully fenced backyard includes a large deck, space for kids and pets to play, RV parking, and a double attached garage for added convenience and storage. This turn-key home checks all the boxes for location, updates, and functionality. Schedule your showing today.