

109 Winkler Drive
Hanna, Alberta

MLS # A2249162



\$147,900

Division:	Hanna	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,216 sq.ft.	Age: 1982 (44 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad	
Lot Size:	0.08 Acre	
Lot Feat:	Back Yard, Front Yard, Street Lighting	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Storage		
Inclusions:	Rugs in basement x3		

Welcome to this half duplex that is ideal for first-time home buyers or those looking to downsize without compromise! This well maintained home features 3 spacious bedrooms and 1.5 bathrooms, offering just the right amount of space. Step inside to a bright large living room, functional kitchen complete with a dishwasher and separate dining area. Enjoy the convenience of main floor laundry, and unwind in the generously-sized master bedroom featuring his-and-hers closets with organizers for optimal storage. The manageable backyard offers just enough green space without all the upkeep, a durable metal roof and off-street parking adds extra convenience. Affordable, practical, and full of potential this home is ready for you to move in and make it your own!