

215 5 Avenue W  
Hanna, Alberta

MLS # A2263668



## \$150,000

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	1928 (98 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This charming family home offers 4 cozy bedrooms all together upstairs, making it easy to keep everyone close. On the main floor you'll find a full updated bathroom and a laundry room, along with high ceilings and stylish vinyl plank flooring that give the home a bright open feel. The kitchen is spacious with many cupboards and practical with a dishwasher. At the front, the enclosed porch is not counted in the square footage but with a little heat it could be the perfect office, playroom or extra living space. The yard is large with lovely mature trees and the 20' x 14' garage provides plenty of room for parking or storage. Best of all this home is just a short walk to the school, pool and community centre an ideal spot for families to enjoy both comfort and convenience. Call for a showing today!