

513 6th Ave SW  
Hanna, Alberta

MLS # A2283563

**\$259,000**



<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Paved, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Recessed Lighting, Sump Pump(s), Vinyl Windows		

**Inclusions:** n/a

\*\*Charming Family Home with Modern Upgrades in Prime Location\*\* Welcome to your new home! This beautiful 5-bedroom, 2-bathroom residence is perfect for families seeking comfort and convenience. Nestled on a generous lot, this property offers ample space for outdoor activities and gardening. \*\*Spacious Bedrooms\*\*: With five well-appointed bedrooms, there's plenty of room for the whole family. Each room is designed to maximize comfort and privacy. \*\*Gourmet Kitchen\*\*: The heart of the home is the newly renovated kitchen, equipped with contemporary appliances, sleek countertops, and plenty of storage. \*\*Prime Location\*\*: This home is ideally situated close to schools, making morning drop-offs a breeze. Enjoy easy access to local recreation facilities and parks, perfect for outdoor fun, sports, and community events. \*\*Heated Garage\*\*: The single-car heated garage adds extra convenience for those chilly winter months, ensuring your vehicle is always warm and ready to go. \*\*Large Lot\*\*: The expansive lot provides endless possibilities for outdoor living. Whether you envision a vibrant garden, a play area for children, or a space to entertain friends and family, or RV parking, this property has the space to make it happen. Don't miss out on this incredible opportunity to own a beautifully updated home in a desirable neighborhood. Schedule your viewing today and make this charming property yours!