

**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!