

**306 1 Street W  
Hanna, Alberta**

**MLS # A2267611**



**\$159,900**

**Division:** NONE

**Type:** Residential/House

**Style:** 1 and Half Storey

**Size:** 1,495 sq.ft. **Age:** 1933 (93 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Carport

**Lot Size:** 0.06 Acre

**Lot Feat:** Corner Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Mixed, Stucco

**Zoning:** CT

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Don't Overlook This One! Completely refreshed and move-in ready, this home has seen top-to-bottom updates that are sure to impress. The exterior has just been repainted and features a brand new roof and windows throughout. Step inside to find a beautifully renovated interior with all new flooring, fresh paint, updated bathrooms, and a modern kitchen. The upper floor offers two spacious bedrooms, including one with a walk-in closet, plus a full bathroom and bright skylights that fill the space with natural light. On the main floor, you'll find the primary bedroom, an additional full bathroom, an office or bonus room, a comfortable family room, laundry room and the stylish new kitchen. The low-maintenance yard means less upkeep and more time to relax. A new patio door leads out to the west-facing deck — the perfect spot to enjoy stunning evening sunsets. This charming home is truly move-in ready! Call your REALTOR® today for more information or to schedule a viewing!