

**319 5 Avenue W  
Hanna, Alberta**

**MLS # A2273514**

**\$179,900**



<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Primary Downstairs, Sump Pump(s)		
<b>Inclusions:</b>	Island on wheels, upstairs room bed/dresser and bedside tables		

Discover the charm and comfort of this spacious 1+2 bedroom home, thoughtfully updated and ideally located. The main floor features convenient laundry, high ceilings, bright living spaces and numerous upgrades including electrical, windows and flooring. Upstairs is a kid's paradise, complete with two cozy bedrooms separated by their own private den that would be perfect for play, homework or hanging out. The basement offers a generous storage area and comes equipped with a new sump pump. Outside enjoy a detached single-car garage and a welcoming patio area. Situated directly across from the Rec Centre, Arena, outdoor pool, skating and curling rink and just two blocks from the JCC K-12 school, this home offers unmatched convenience in a family friendly location. With a durable new metal roof and well-maintained spaces throughout, this is a property ready to be enjoyed for years to come.