

**818 James Crescent
Hanna, Alberta****MLS # A2273614****\$199,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Brick
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Look no further! This spacious 4-bedroom, 3-bath home might just be the perfect fit. Nestled on a quiet street and just steps from the golf course, hospital, and medical clinic, this property offers both convenience and comfort. Built on a poured concrete foundation in excellent condition, the home is move-in ready while still offering the opportunity for your own cosmetic touches, if desired. A bit of fresh paint and new flooring would elevate the space even further. Inside, you'll appreciate the abundance of natural light flowing through the windows and the practicality of main-floor laundry. The main level includes an additional bedroom with large patio doors that open directly to the backyard—an ideal space for a bedroom, home office, or flex room to suit your needs. The generous primary bedroom features his-and-hers closets along with a private 2-piece ensuite. From the dining area, step onto the large back deck, with framing already in place should you choose to add a cover. The lower level offers even more living space, including another bedroom, a spacious family room with bar area, a 3-piece bathroom, and ample storage. Outside, enjoy a large backyard and the convenience of a single-car garage. Whether you're searching for a wonderful family home or a smart investment opportunity, this property offers exceptional value. Call your Realtor today to schedule your private viewing!