

**411 6 Avenue W  
Hanna, Alberta**

**MLS # A2279833**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		
<b>Inclusions:</b>	Shed		

Welcome home! This well-maintained 3+2 bedroom, 2-bathroom property is ready for its next owner. Thoughtfully cared for over the years, updates include newer flooring, windows, an updated roof, and a 20' x 28' garage built in 2002. Situated on a prime 50' x 125' lot, this home offers an excellent location close to schools, shopping, and everyday amenities. The main floor features two bedrooms, a full bathroom, and a functional layout with a spacious living room, dining area, and kitchen. The lower level includes a legal bedroom, two additional bonus rooms ideal for a home office, hobby space, or guest rooms, along with a second bathroom, laundry area, and convenient cold storage. Step outside to a beautifully landscaped backyard that has been meticulously maintained and showcases an impressive garden—perfect for those who enjoy spending time outdoors during the spring and summer months. The detached 20' x 28' garage provides ample space for vehicle parking, storage, or a workshop area. Don't miss your opportunity to own this fantastic property. Contact your REALTOR® today to schedule a viewing.