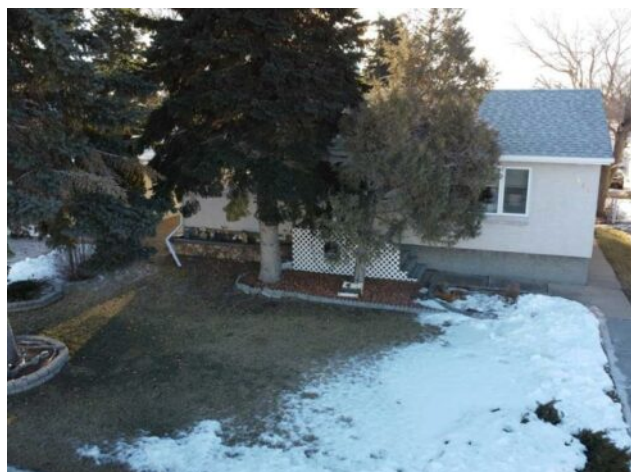


411 6 Avenue W  
Hanna, Alberta

MLS # A2279833



\$239,900

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

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

Inclusions: 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.