

**206 6 Avenue W
Hanna, Alberta**

MLS # A2283282

\$219,900



Division:	NONE	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,201 sq.ft.	Age: 1965 (61 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking	
Lot Size:	0.14 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)	

Heating:	Forced Air	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Welcome to this well-maintained 3 bedroom home, ideally located in a quiet area of Hanna and within close proximity to schools, the swimming pool, recreation centre, and arenas. The main floor has seen several updates, including fresh paint, newer flooring, and some updated windows, creating a bright and inviting living space. The kitchen features updated cabinetry, offering both style and functionality. Two oversized bedrooms and the convenience of main floor laundry add to the home's practicality. Enjoy relaxing evenings on the large west-facing porch, which leads to a fully fenced yard—perfect for kids, pets, or entertaining. Completing the property is a double detached garage providing ample parking and storage. Call today for more information or to book your private showing.