

**206 6 Avenue W  
Hanna, Alberta****MLS # A2283282****\$219,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		
<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-

**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.