

# \$265,000 - 314 3 Avenue W, Hanna

MLS® #A2200047

## \$265,000

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Beautiful, well-maintained family home with a chair lift at the front door in a prime location. Built in 1974 and thoughtfully updated over the years, this meticulously maintained home is ideally located just steps from all the amenities you need. Enjoy the convenience of being less than a block away from the splash park, playground, swimming pool, arena, and curling rink. Grocery stores are only two blocks away, and the downtown core is just a short walk, making it the perfect spot for both relaxation and convenience. Accessibility is a priority, with a wheelchair lift at the front door and an inviting open-concept interior, offering plenty of space to spread out and relax. The main floor features a seamless flow between the kitchen, dining, and living areas, creating an ideal space for entertaining or enjoying quiet time with family. Additionally, the main floor includes two comfortable bedrooms, a three-piece bathroom, and a convenient laundry room. The fully finished lower level boasts a spacious family room, ample storage, two generous-sized bedrooms, and a four-piece bathroom, providing even more room for your growing family or guests. The home offers abundant parking options with a concrete driveway that leads to a carport and single-car garage. Plus, there's an RV parking pad in the backyard—perfect for storing your camper or recreational vehicle when not in use. Outside, the roof has been updated to metal roofing providing the ultimate protection for the house. The fully fenced backyard is a



true retreat, featuring a large deck for outdoor gatherings and a firepit tucked at the back of the yard for cozy evenings under the stars. This home offers so much to appreciate, from its convenient location to its spacious, family-friendly layout. Donâ€™t miss the opportunity to see it for yourselfâ€™call today to schedule a viewing!

Built in 1974

Essential Information

MLS® #	A2200047
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

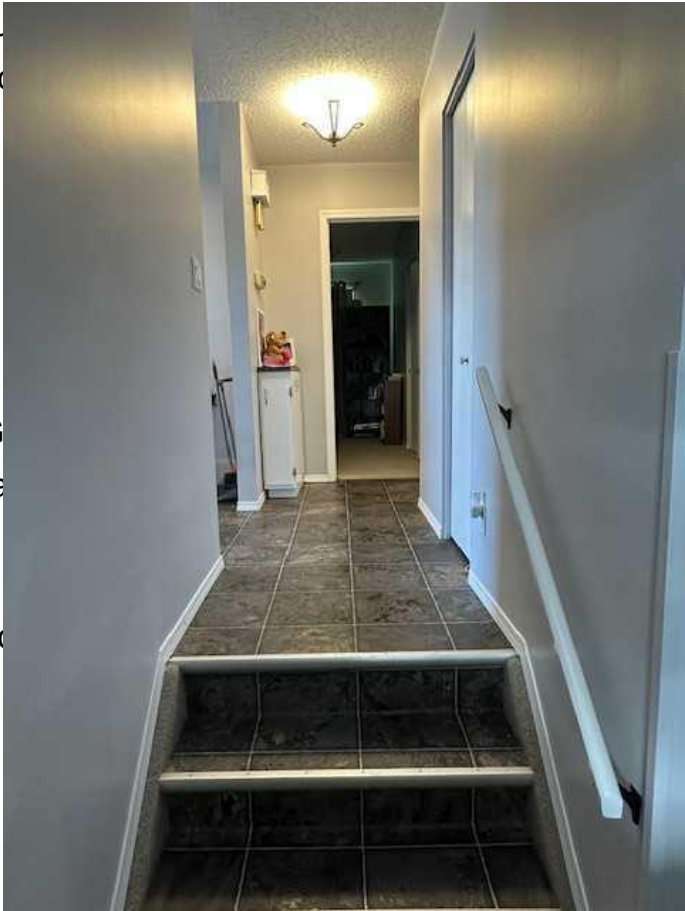
Address	314 3 Avenue W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	4								
Parking	Single	Garage	Attached,	Attached	Carport,	Off	Street,	RV	
	Access/Parking								
# of Garages	1								

Interior

Interior Features	Kitchen Island, Laminate Cou
Appliances	Dishwasher, Microwave Hood
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished



**Exterior**

Exterior Features	Private Yard, Fire Pit, Rain G
Lot Description	Back Lane, Back Yard, La Lighting
Roof	Metal
Construction	Aluminum Siding, Brick, Conc
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	93
Zoning	R2

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.