

# \$275,000 - 313 3 Avenue W, Hanna

MLS® #A2256645

## \$275,000

4 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

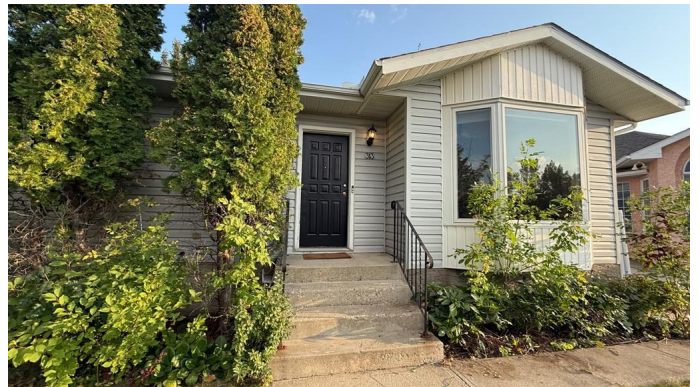
This spacious 4 bedroom, 3 bathroom home offers a great layout and is ideally located close to the pool, skating rink, rec centre and from JCC K-12 school. The beautiful kitchen has a gas stove, large island and plenty of cupboard space. Highlights include hardwood flooring, central air conditioning, central vacuum and a projector with surround sound in the basement. The large primary suite includes an ensuite with a shower. Outdoors, enjoy the huge two-tiered deck with a built-in fireplace. A double detached garage with two vehicle doors provides great storage or parking.

As an added bonus the home offers quick possession and the possibility of being sold completely furnished!

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256645    |
| Price          | \$275,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,170       |
| Acres          | 0.14        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 313 3 Avenue W |
| Subdivision | Hanna          |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J1P0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Granite Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Wood            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | R2                   |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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