# \$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, Microwave, Refrigerator,

Washer, Window Coverings, Gas Range

Heating Central, Natural Gas

Cooling Central Air

Has Basement Yes
Basement 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 47
Zoning R2

# **Listing Details**

Listing Office Real Estate Centre

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