# \$304,900 - 902 3 Street W, Hanna

MLS® #A2240119

### \$304,900

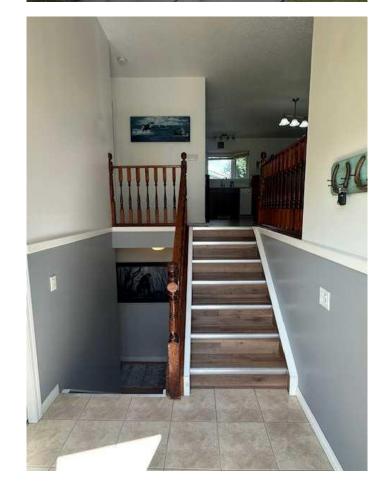
4 Bedroom, 2.00 Bathroom, 1,072 sqft Residential on 0.16 Acres

NONE, Hanna, Alberta

Welcome to this warm and inviting 4-bedroom, 2-bathroom bi-level home, perfectly located just one block from JCC Kâ€"12 School and only three blocks from the community swimming pool, arena, and curling rink. Thoughtfully maintained and extensively updated, this property offers comfort, space, and convenience for your whole family. The main floor features a bright open-concept layout with a spacious kitchen, dining area, and living room highlighted by a cozy wood-burning fireplace. Large windows flood the home with natural light, creating a welcoming and airy atmosphere. Two generously sized bedrooms and a full bathroom complete the main level. Downstairs, you'II find two additional bedrooms, a second full bathroom, a large laundry/storage room, and a comfortable family room â€" perfect for movie nights or a play area for the kids. Enjoy year-round comfort with central air conditioning in the summer and efficient heating in the winter. Recent updates include new flooring, kitchen upgrades, fresh paint, hot water on demand, furnace, roof, vinyl windows, refrigerator, and washing machine â€" all done in recent years, so you can move in worry-free. Step outside to a spacious deck leading to the fully fenced backyard â€" ideal for relaxing, entertaining, or letting the kids and pets play safely. A double attached garage adds extra convenience and storage. Don't miss your chance to own this beautifully updated, move-in-ready home in a fantastic







location. Call today to book your private showing before it's gone!

#### Built in 1978

#### **Essential Information**

MLS® # A2240119 Price \$304,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,072 Acres 0.16 Year Built 1978

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 902 3 Street W

Subdivision NONE City Hanna

County Special Area 2

Province Alberta
Postal Code T0J1P0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage,

Tankless Hot Water, Vinyl Windows, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn, Private,

**Street Lighting** 

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 15th, 2025

Days on Market 112 Zoning R1

## **Listing Details**

Listing Office eXp Realty

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