

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

MLS® #A2240119

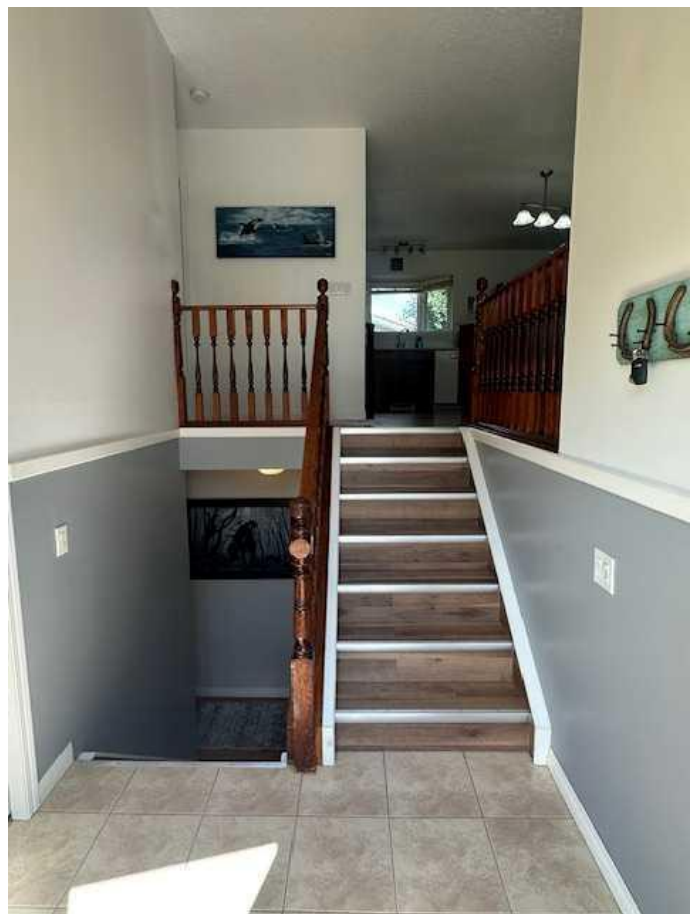
**\$304,900**

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 K&#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, youâ€™™ll 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	1
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	63
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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