

\$399,999 - 302 Hanson Street, Bawlf

MLS® #A2247672

\$399,999

4 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.19 Acres

Bawlf, Bawlf, Alberta

Experience the best of small-town living in this beautifully maintained, move-in ready five-bedroom, three-bath bungalow, just 15 minutes from Camrose. Offering the perfect balance of comfort, style, and functionality, this home is ideal for families who value space, quality, and community. At the heart of the home is a spacious country-style kitchen and dining area, featuring a gas cooktop, built-in appliances, and an expansive sitting island—perfect for family meals or entertaining guests. Warm, mid-tone solid maple cabinetry adds timeless charm, while the open layout invites conversation and connection. The inviting living room boasts a tile-faced gas fireplace and rich hardwood floors, creating a warm and welcoming atmosphere. All bedrooms are generously sized, with the primary suite offering a luxurious three-piece ensuite complete with spa-inspired tile flooring and walk in closet. Downstairs, the fully finished basement impresses with 9' ceilings, a huge family and games room, and large additional bedrooms—perfect for hosting guests or creating private retreat spaces. Practical features abound, including an attached double garage with hot and cold plumbing, extensive RV parking, and a fully fenced yard with double gates on both sides for easy access to vehicles or ATVs. The landscaped backyard, complete with underground drainage, Rainbird Sprinkler system and a 20' x 12' shed (built in 2020), offers a peaceful and private outdoor



space . Recent updates include a garage heater (2017), hot water tank (2017), air conditioning (2021), central vac, upgraded electrical panel with 220V outlet in the garage (2024), new washer (2024), and new sump pump (2025). Located in a friendly community with an excellent Kâ€“12 school, this home is more than a place to liveâ€”itâ€™s a place to thrive. Discover why this property is the perfect fit for your next chapter.

Built in 2008

Essential Information

MLS® #	A2247672
Price	\$399,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,674
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	302 Hanson Street
Subdivision	Bawlf
City	Bawlf
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, 220 Volt Wiring, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s)
Appliances	Built-In Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	R2A

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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