

# \$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

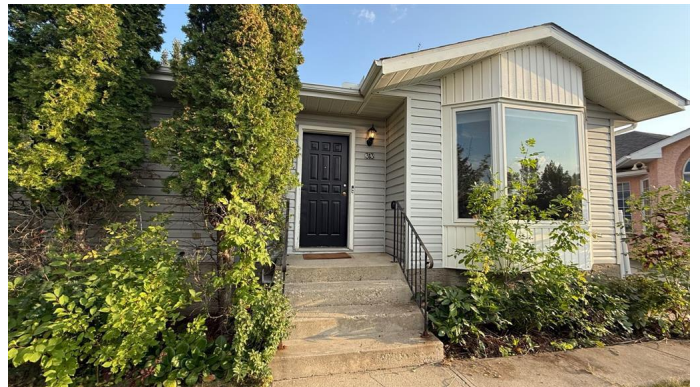
This spacious 4 bedroom, 3 bathroom home offers a great layout and is ideally located close to the pool, skating rink, rec centre and from JCC K-12 school. The beautiful kitchen has a gas stove, large island and plenty of cupboard space. Highlights include hardwood flooring, central air conditioning, 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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