

\$259,900 - 315 6 Avenue E, Hanna

MLS® #A2173101

\$259,900

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Immaculate 2-Bedroom Home - Fully Wheelchair Accessible & Move-In Ready! Welcome to this beautifully maintained 1,144 sq. ft. home, only 10 years old, featuring top-of-the-line upgrades and thoughtful design throughout. From the moment you step inside, you'll notice every detail has been carefully considered to create a luxurious, move-in-ready experience. This immaculate home boasts a gourmet kitchen equipped with premium stainless steel LG appliances, beveled-edge countertops, a spacious island, and ample cupboard space. The open-concept design seamlessly connects the living room, dining area, and kitchen, enhanced by beautiful skylights that flood the space with natural light. The two generously sized bedrooms include a luxurious primary suite with a full bathroom and a walk-in closet. High-end vinyl plank flooring throughout adds both elegance and durability, while recent updates such as new smoke and CO2 detectors, fresh paint, and door alarms ensure safety and convenience.

The outdoor space is an oasis, fully wheelchair accessible with a new deck ramp, a fenced yard, and a cozy patio area. A stunning gazebo retreat features mosquito netting, enclosure panels, and solar lighting, along with a plumbed-in fire bowl and dual propane tanks for easy use. The lush garden is filled with a variety of perennials, wild strawberries, and raspberries, creating a peaceful and inviting atmosphere. This property is truly turn-key,



offering an unparalleled combination of style, accessibility, and comfort. Donâ€™t miss out on this rare gemâ€”call your realtor today for a private showing!

Built in 2014

Essential Information

MLS® #	A2173101
Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	315 6 Avenue E
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Attached, Parking Pad
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows, Breakfast Bar, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings,

	Freezer, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Basement	None

Exterior

Exterior Features	Garden, Private Yard, Storage, Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, Garden, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), See Remarks, Slab

Additional Information

Date Listed	October 15th, 2024
Days on Market	198
Zoning	R2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.