

# \$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, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

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

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

## Exterior

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

## Additional Information

Date Listed	October 15th, 2024
Days on Market	187
Zoning	R2

## Listing Details

Listing Office	eXp Realty
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