

# \$249,900 - 316 Nill Place, Hanna

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MLS® #A2222105

**\$249,900**

4 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.17 Acres

Hanna, Hanna, Alberta

This spacious 4-bedroom + den, 2.5-bathroom home with a fully developed basement offers plenty of room for a growing family, located in a quiet cul-de-sac just a short walk from the school.

Inside, the home features large living and family rooms, giving you flexible spaces to gather, relax, or create dedicated zones for work and play. The main floor has been freshly painted and includes new carpeting and new windows, offering a refreshed feel and great natural light. The primary bedroom includes a convenient 2-piece ensuite and his-and-hers closets.

Youâ€™ll also find great storage and parking options with both a 14' x 22' attached garage and a 20' x 25' detached garageâ€”perfect for vehicles, hobbies, or extra storage. Enjoy the outdoors from the covered front and back porches, where you can unwind and watch the kids play.

With so much space inside and out, this home is ready to meet the needs of a growing family in a location thatâ€™s both quiet and convenient!

Built in 1976

## Essential Information



MLS® #	A2222105
Price	\$249,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	316 Nill Place
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### Amenities

Parking Spaces	3
Parking	Single Garage Attached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Cooktop
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, None
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	89
Zoning	R1

### **Listing Details**

Listing Office	Real Estate Centre
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