

# \$349,900 - 115 Stephens Crescent, Hanna

MLS® #A2229726

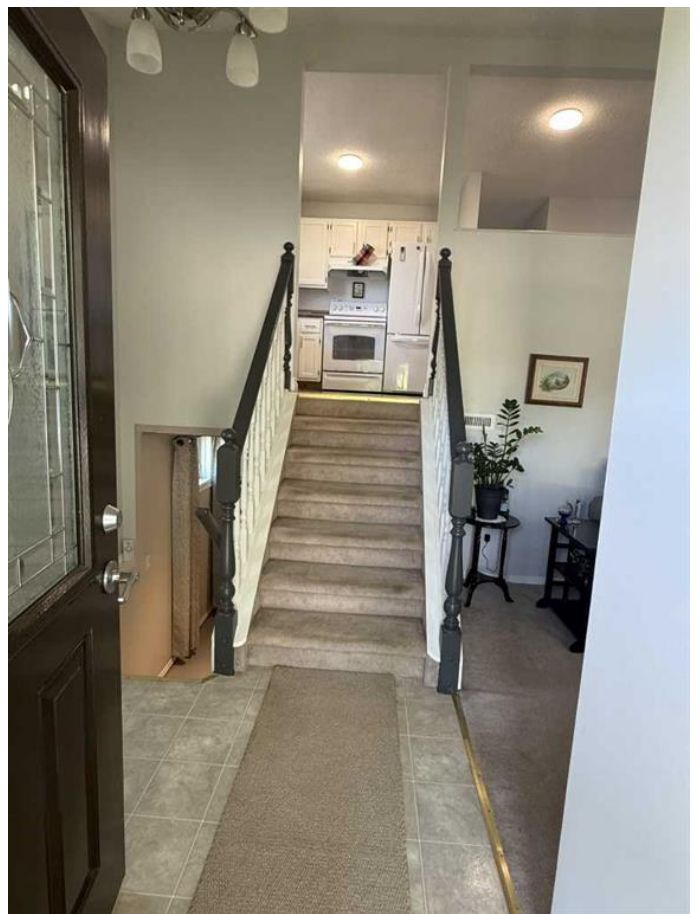
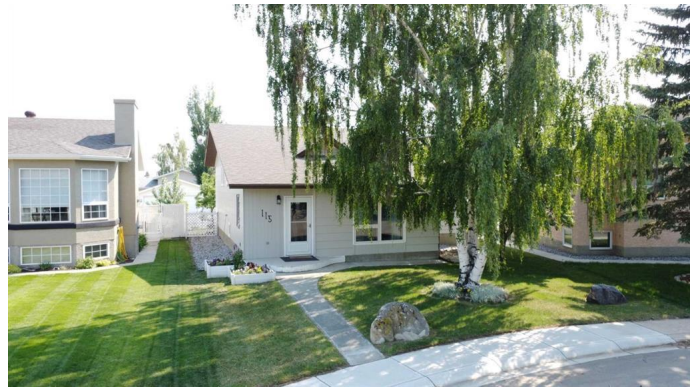
**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.12 Acres

NONE, Hanna, Alberta

Look No Further! This is the One! Welcome to this beautifully updated 4-bedroom, 2-bathroom home that's ready to impress! This spacious and functional 3-level split layout offers room for the whole family and then some. Step inside the main front entrance and be greeted by a bright, north-facing living room filled with natural light. Head up to the upper level, where you'll find a welcoming kitchen and dining area complete with a built-in coffee bar—perfect for your morning routine. This level also features an updated full bathroom and three comfortable bedrooms. The home boasts updated vinyl windows throughout, providing energy efficiency and a fresh, modern look. The lower level includes a fourth bedroom, second bathroom, large storage room, laundry area, and utility room. With the thoughtful 3-level split design, you'll appreciate the abundance of storage space throughout the home. The generous rear foyer is ideal for busy families—providing plenty of room whether you're coming in with kids or carrying groceries. Outside, enjoy a private backyard space and a spacious double-car garage, plus additional off-street parking for guests or extra vehicles. Located right next to a park filled with play equipment, and just a short walk from JCC's 12 school, baseball diamonds, the golf course, and shopping—this location is hard to beat. Don't miss your chance to make this fantastic home your forever home—book your showing today!



Built in 1983

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229726      |
| Price          | \$349,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,243         |
| Acres          | 0.12          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 115 Stephens Crescent |
| Subdivision | NONE                  |
| City        | Hanna                 |
| County      | Special Area 2        |
| Province    | Alberta               |
| Postal Code | T0J 1P0               |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                               |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Garden, Landscaped, Pie Shaped Lot |
| Roof            | Asphalt Shingle                                          |
| Construction    | Wood Frame, Wood Siding                                  |
| Foundation      | Poured Concrete                                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 152             |
| Zoning         | R1              |

### **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.