

# \$223,000 - 316 Nill Place, Hanna

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MLS® #A2256998

**\$223,000**

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® #         | A2256998    |
| Price          | \$223,000   |
| 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, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| 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    | September 12th, 2025 |
| Days on Market | 37                   |
| Zoning         | R1                   |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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