

# \$479,000 - 915 Argue Drive, Hanna

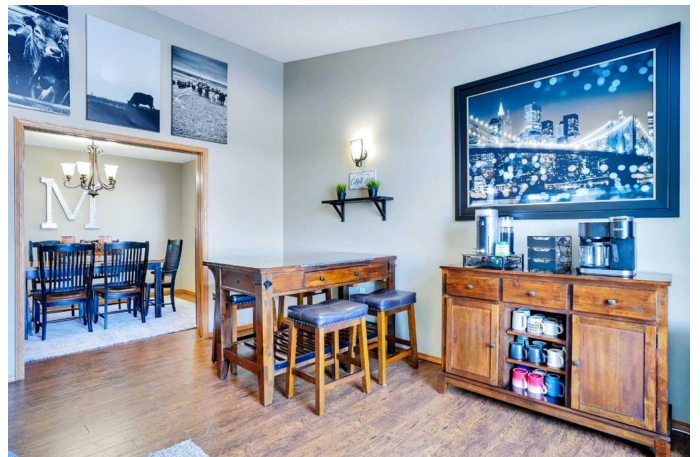
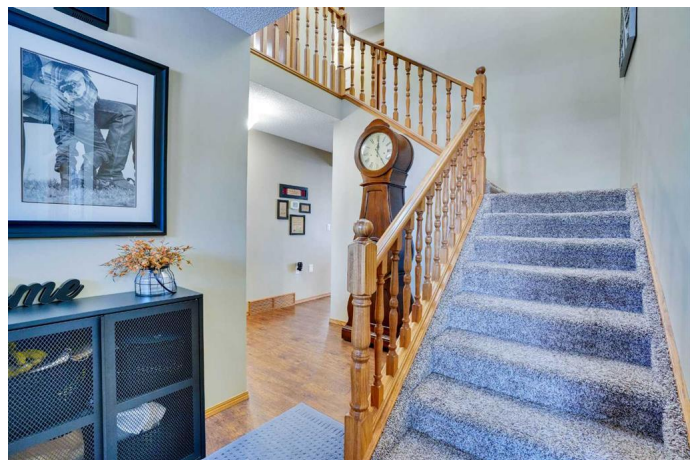
MLS® #A2194241

**\$479,000**

5 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.15 Acres

Hanna, Hanna, Alberta

Stunning 5-Bedroom, 4-Bathroom home in a tranquil neighborhood. Nestled in a peaceful, family-friendly neighborhood, this meticulously maintained home offers 5 spacious bedrooms and 4 beautifully updated bathrooms. Ideally located near the hospital, medical clinic, and golf course, convenience is at your doorstep. Step inside to discover recent upgrades throughout, including modern appliances, elegant quartz countertops in the kitchen, bathrooms, and bar area, as well as newer windows, flooring, heating systems, and light fixtures. The home also boasts freshly replaced toilets and sinks for added peace of mind. Upstairs, you'll find 3 generously-sized bedrooms, including a luxurious primary suite complete with a large ensuite and walk-in closet. The main floor is designed for both function and comfort, featuring a grand entry, formal living and dining rooms, a cozy kitchen with an inviting eating nook, and a spacious living room with a charming wood-burning fireplace (gas assist). A convenient half bath and laundry room complete the main level, with easy access to the attached 2-car garage. Step outside onto the expansive deck and unwind in your private backyard oasis. Enjoy the serene open field behind you with no immediate neighbors, as well as a lush lawn featuring newly installed sod. A 5-year-old hot tub provides the perfect spot to relax year-round. The fully finished basement offers 2 additional bedrooms, a massive recreation room, a full bathroom, a wet bar, and a large



furnace/storage room. Stay warm during the winter months with forced air heating and in-floor heating both downstairs and in the garage. Central air conditioning ensures comfort during summer's hottest days. The home is equipped with underground sprinklers to keep the lawn vibrant all summer long, while permanent under-eave lighting can be programmed to create a festive ambiance for any season or holiday. Move-in ready and brimming with thoughtful details, this exceptional home is one you need to see to fully appreciate. Call today to schedule a private viewing and check out the 3D Virtual Tour at [https://youriguide.com/915\\_argue\\_dr\\_hanna\\_a\\_b](https://youriguide.com/915_argue_dr_hanna_a_b)

Built in 1989

### **Essential Information**

MLS® #	A2194241
Price	\$479,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,302
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	915 Argue Drive
Subdivision	Hanna
City	Hanna
County	Special Area 2

Province Alberta  
Postal Code T0J 1P0

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Off Street  
# of Garages 2

### Interior

Interior Features Central Vacuum, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings  
Heating Boiler, Fireplace(s), Forced Air, Combination  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting, Close to Clubhouse, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 15th, 2025  
Days on Market 66  
Zoning R1

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.