

# \$309,000 - 377 Hankel Court, Tilley

MLS® #A2207876

**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,168 sqft  
Residential on 0.22 Acres

NONE, Tilley, Alberta

**\*\*Perfect Family Home in Tilley, Alberta\*\***

Welcome to the perfect family home in the heart of Tilley, AB! Just a short 15-minute drive from Brooks along the number one highway, this well-maintained bungalow boasts four spacious bedrooms and two bathrooms, perfect for accommodating your growing family. The kitchen is functional with ample cabinets and countertops. You will love the generous-sized living room with good-sized windows to allow the natural light to shine on in.

Step outside to enjoy the newly built deck (2023), a perfect spot for outdoor gatherings. The backyard is huge and is fully fenced for added privacy, and recent eavestrough upgrades (2022) ensure peace of mind during the seasons. A hot water tank was replaced in 2018.

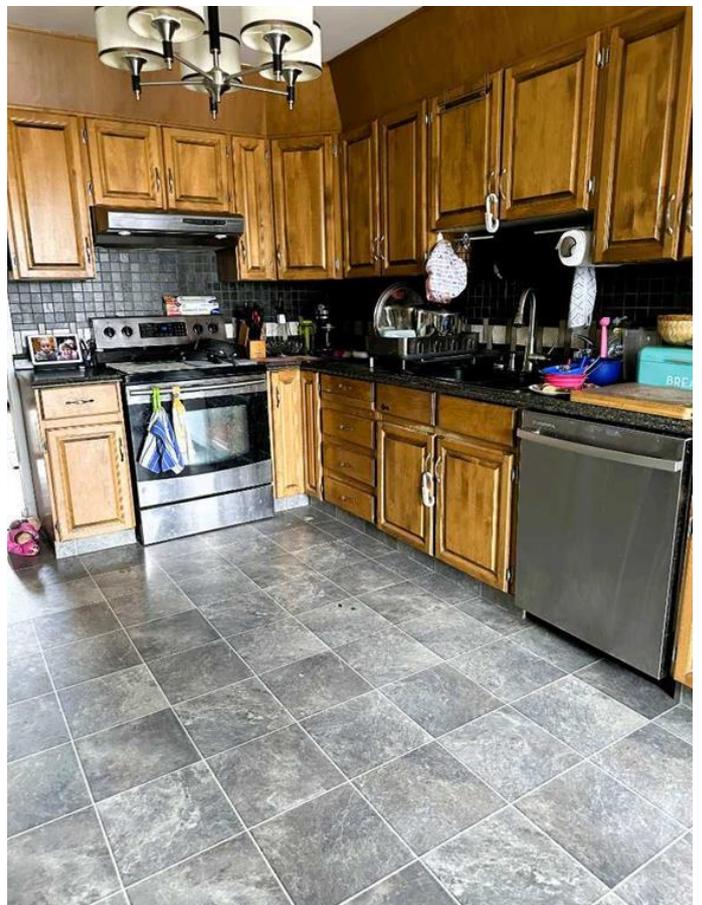
With a convenient double-attached heated garage, this home is designed for family living. Join a welcoming community that features a newer school, an event hall, a curling rink, and community ball diamonds. Enjoy the best of rural charm while having easy access to urban amenities. Don't miss your chance to be part of this vibrant community! Schedule your viewing today!

Built in 1980

## Essential Information

MLS® #

A2207876



Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,168
Acres	0.22
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	377 Hankel Court
Subdivision	NONE
City	Tilley
County	Newell, County of
Province	Alberta
Postal Code	T0J 3K0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 1st, 2025  
Days on Market        4  
Zoning                 Res=Hamlet

## **Listing Details**

Listing Office            MaxWell Capital Realty - Brooks

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