

# \$149,900 - 407 3 Avenue W, Hanna

MLS® #A2208830

**\$149,900**

3 Bedroom, 1.00 Bathroom, 1,565 sqft  
Residential on 0.22 Acres

NONE, Hanna, Alberta

Don't miss your chance to own this spacious 3-bedroom home situated on a generous 1.5 lots! Step inside to find a bright galley-style kitchen, a dedicated dining area, and a large living room—perfect for family gatherings or entertaining guests. Down the hall, you'll find a full bathroom, three comfortable bedrooms, a convenient laundry room, and a sizable mudroom for all your storage needs. Outside, enjoy the oversized single-car detached garage, plenty of off-street parking, and a huge backyard ready for your personal touch.

Location is everything—this home sits right across the street from a spray park, swimming pool, and recreational facilities, and is just minutes from schools and shopping. Whether you're a first-time buyer or looking for a solid investment, this home offers incredible value at an affordable price. Call your REALTOR® today—this opportunity won't last!

Built in 1960

## Essential Information

MLS® #	A2208830
Price	\$149,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,565
Acres	0.22



Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	407 3 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	5
Zoning	R2

### **Listing Details**

Listing Office

eXp Realty

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