

# \$229,000 - 206 4 Avenue W, Hanna

MLS® #A2252990

## \$229,000

4 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Welcome to this charming and well-maintained 1,107 sq ft single-family home located in the heart of Hanna, AB. Built in 1957, this home has been thoughtfully updated over the years and is truly move-in ready. The main floor features a large living room, three comfortable bedrooms with updated flooring, a modern walk-in shower in the bathroom, and a bright, functional kitchen that was refreshed in 2002 along with all-new vinyl windows and siding. Downstairs, you'll find a family room, a fourth bedroom, a flex room, a convenient 3-piece bathroom, and a secondary kitchen – perfect for entertaining, or added cooking space. The fully fenced and beautifully manicured backyard offers a peaceful outdoor retreat, while the front driveway and single-car garage at the back provide ample parking. With great curb appeal and a prime location just a short walk from downtown Hanna, the swimming pool, arena, and curling rink, this home is ideal for families, first-time buyers, downsizers, or anyone seeking a well-cared-for property in a welcoming community. Call today to schedule your viewing before it's too late.

Built in 1957

## Essential Information

MLS® #	A2252990
Price	\$229,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	206 4 Avenue W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Freezer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed August 29th, 2025

Days on Market 6

Zoning R2

### **Listing Details**

Listing Office eXp Realty



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