\$220,000 - 417 2 Avenue W, Hanna

MLS® #A2268413

\$220,000

4 Bedroom, 2.00 Bathroom, 1,208 sqft Residential on 0.14 Acres

NONE, Hanna, Alberta

This centrally located 4-bedroom, 2-bathroom home offers a fantastic opportunity for anyone looking to add their personal touch. Situated close to shopping, the community pool, arena, and curling rink, you'II enjoy convenient access to all local amenities. The main floor features two comfortable bedrooms and a full 4-piece bath, while the basement includes two additional bedrooms and a 3-piece bathâ€"perfect for family, guests, or a home office setup. A spacious detached 2-car garage provides plenty of storage and parking, and recent upgrades include updated windows, a durable metal roof, and central A/C for year-round comfort. The home is currently in mid-renovation conditionâ€"an excellent opportunity for a handyman or investor. The late owner began thoughtful updates, and all unused renovation materials needed to complete the project are included in the sale. With its great location, solid bones, and endless potential, this property is ready for someone to bring their finishing touches and make it shine. Book a showing today to see if this is the right property for you.





Built in 1958

Essential Information

MLS® # A2268413 Price \$220,000

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,208 Acres 0.14 Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 417 2 Avenue W

Subdivision NONE City Hanna

County Special Area 2

Province Alberta
Postal Code T0J1P0

Amenities

Parking Spaces 5

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes
Basement Partial

Exterior

Exterior Features Rain Gutters

Lot Description Back Lane, Back Yard

Roof Metal

Construction Wood Siding

Foundation Poured Concrete

Additional Information

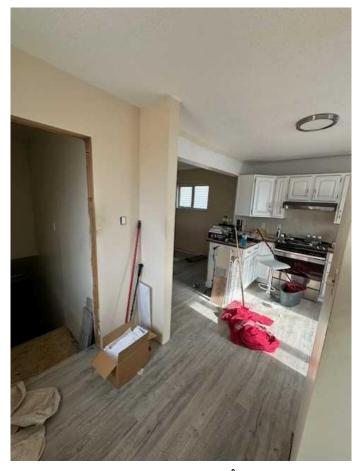
Date Listed October 31st, 2025

Days on Market 2

Zoning R2

Listing Details

Listing Office eXp Realty



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