

# \$199,000 - 217 4 Avenue E, Hanna

MLS® #A2239795

**\$199,000**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Don't miss out on this fantastic opportunity to own a well-loved home in a peaceful part of town. This 4-bedroom, 2-bathroom property offers a great layout with plenty of space for families, hobbyists, or anyone looking to put their personal touch on a home. Step inside to find two spacious bedrooms on the main floor, a full bathroom, and a bright, eat-in kitchen with an abundance of natural light from large windows. Downstairs, you'll find two more bedrooms, a second bathroom, and a large bonus room—ideal for a playroom, family area, or home office. Enjoy outdoor living on the newer-built back deck, surrounded by a stunning garden full of perennials, garden beds, and mature greenery. The partially fenced yard and single-car garage add both privacy and convenience. Some windows have been updated, the roof is newer, and the home has been very well cared for, though it could benefit from a few cosmetic updates. Whether you're a first-time buyer, investor, or looking to downsize, this home is full of potential. Act quickly—this gem won't last long!

Built in 1958

## Essential Information

MLS® #	A2239795
Price	\$199,000
Bedrooms	4
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,053
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	217 4 Avenue E
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	3
Zoning	R2

## **Listing Details**

Listing Office	eXp Realty
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