

# \$139,000 - 318 3 Avenue W, Hanna

MLS® #A2267058

**\$139,000**

2 Bedroom, 1.00 Bathroom, 1,160 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Welcome to this inviting 2-bedroom plus den home, perfectly situated in a prime location right next to the community pool, park, and skating arena! This cozy property offers the perfect blend of comfort, convenience, and small-town charm.

Step inside to a bright living area featuring a warm fireplace, ideal for relaxing evenings or hosting family gatherings. The spacious primary bedroom provides plenty of space and natural light, while the second bedroom and den offer flexibility for guests, a home office, or hobbies.

The home features one well-maintained bathroom, a newer furnace, and an updated septic system, giving you peace of mind for years to come. It also comes fully furnished, making it move-in ready—just unpack and enjoy!

Outside, you'll find a detached two-car garage with plenty of storage space, plus a nice yard perfect for enjoying Alberta's sunny days with RV Parking.

Located in a quiet, friendly neighborhood, this home is ideal for families, retirees, or anyone looking to enjoy the relaxed pace of small-town living with all essential amenities close by.

Built in 1936



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267058    |
| Price          | \$139,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,160       |
| Acres          | 0.14        |
| Year Built     | 1936        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 318 3 Avenue W |
| Subdivision | Hanna          |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1P0        |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home                                                                                          |
| Appliances        | Built-In Electric Range, Built-In Refrigerator, Refrigerator, Washer/Dryer Stacked, Portable Dishwasher |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                     |
| Basement          | Partial                                                                                                 |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | None         |
| Lot Description   | Back Yard    |
| Roof              | Asphalt      |
| Construction      | Stucco       |
| Foundation        | Brick/Mortar |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 2                  |
| Zoning         | R2                 |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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