

# \$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 53

Zoning R2

### **Listing Details**

Listing Office eXp Realty



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