

# \$179,500 - 212 4 Avenue W, Hanna

MLS® #A2222197

**\$179,500**

3 Bedroom, 1.00 Bathroom, 1,573 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

This delightful 3-bedroom, 1-bath home beautifully blends classic 1925 charm with thoughtful modern upgrades. Featuring a spacious main floor with a functional layout, it's perfect for everyday living and entertaining.

The home has seen extensive renovations, including windows, drywall, plumbing, vinyl siding, doors, paint and stylish ceiling treatments. The renovated bathroom and insulated basement add comfort and usability, while key mechanical updates like rewiring, a high-efficiency furnace, demand hot water heating, and air conditioning ensure modern convenience.

Outside, enjoy a large yard and a 20' x 24' garage, ideal for storage, a workshop, or hobby space.

Currently tenant-occupied by reliable renters, this property is an ideal investment opportunity with steady income potential. Whether you're looking to expand your rental portfolio or purchase a home with future flexibility, this updated character home offers value, comfort, and long-term appeal!

Built in 1925

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2222197    |
| Price          | \$179,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,573       |
| Acres          | 0.14        |
| Year Built     | 1925        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 212 4 Avenue W |
| Subdivision | Hanna          |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J1P0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Tankless Hot Water   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Instant Hot Water |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 28             |
| Zoning         | R1             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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