

# \$243,900 - 612 7 Avenue W, Hanna

---

MLS® #A2238744

**\$243,900**

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

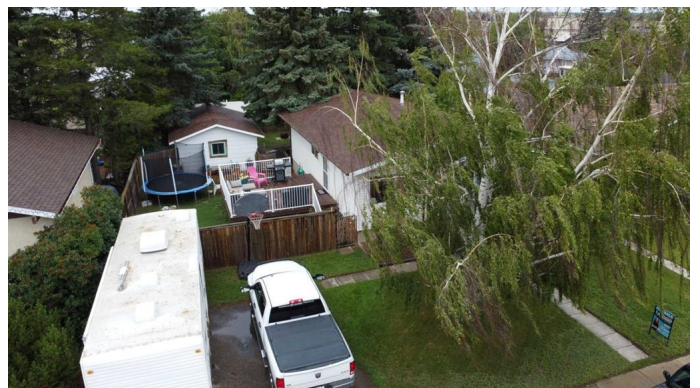
Welcome to this well-maintained and move-in ready 4-bedroom family home, ideally located close to schools, the pool, rec centre, and shopping. Situated on an oversized lot with beautiful sunset views, this property offers both convenience and comfort in one great package. The home has seen many thoughtful updates and features a single car garage, off-street parking for two vehicles or an RV/trailer, and a private backyard with mature trees—perfect for those who enjoy shady outdoor relaxation. Inside, you’ll find a bright and clean layout with plenty of natural light from large windows throughout. The spacious primary bedroom includes patio doors, ready for your future private deck. Secondary bedrooms are generously sized, offering room to grow. The basement features a versatile bonus room—ideal for a future wet bar, hobby space, or even a hairdressing sink setup. This home has been lovingly cared for and is ready for its next chapter. The sellers are open to a quick possession, so don’t miss your chance—call your REALTOR® today for more information or to schedule a viewing!

Built in 1976

## Essential Information

MLS® #                   A2238744

Price                     \$243,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	612 7 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 9th, 2025

Days on Market            16

Zoning                        R1

### **Listing Details**

Listing Office               eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.