

\$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	21
Zoning	R2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.