

# \$99,900 - 306 Railway Avenue W, Hanna

MLS® #A2243004

**\$99,900**

2 Bedroom, 1.00 Bathroom, 907 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

This charming home features 2 bedrooms, 1 bath. The master bedroom has a large walk-in closet/dressing room. Get cozy by the wood burning stove in this spacious living room. Convenient main floor laundry makes doing laundry a breeze. Step out the back porch to large garage perfect for the handyman complete with heated workshop, lots of extra outside storage. This property is located on the edge to town so take advantage of the fabulous view of the countryside to walk the dog, bird watch or just take a stroll along side the CN dam. Call your realtor today.

Built in 1940

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243004    |
| Price          | \$99,900    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 907         |
| Acres          | 0.14        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 306 Railway Avenue W |
| Subdivision | Hanna                |
| City        | Hanna                |
| County      | Special Area 2       |
| Province    | Alberta              |
| Postal Code | T0J 1P0              |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Workshop in Garage |
| # of Garages   | 1                                          |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Great Room, Wood Burning Stove                                    |
| Has Basement      | Yes                                                               |
| Basement          | Partial, Unfinished                                               |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Private, Street Lighting       |
| Roof              | Metal                          |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 6               |
| Zoning         | MD              |

### Listing Details

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

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