

# \$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, Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer
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	5
Zoning	R1

**Listing Details**

Listing Office	Real Estate Centre
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