

\$295,000 - 419 3 Avenue W, Hanna

MLS® #A2223189

\$295,000

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.22 Acres

NONE, Hanna, Alberta

This beautifully renovated 4-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and modern living. Ideally situated within walking distance to schools, the arena, rec centre, pool, playgrounds, shopping, and more – this is the ideal spot for families or anyone looking to stay connected to the community. Step inside to an inviting open-concept floor plan featuring stylish vinyl plank flooring and updated vinyl windows throughout. The spacious living area flows seamlessly into a modern kitchen and dining space, making it perfect for entertaining. Downstairs, you'll find a fully finished basement complete with a wet bar, a full bathroom, a generous storage room, and a large 4th bedroom with its own walk-in closet – perfect for guests, teens, or a private office. Situated on a lot and a half, the fully fenced yard offers plenty of space to enjoy the outdoors. Additional features include central air conditioning, an underground sprinkler system, and weeping tile for a dry, worry-free basement. A single-car detached garage provides secure parking or storage for your toys. Don't miss this move-in-ready home – updated from top to bottom and ready for you!

Built in 1961

Essential Information

MLS® #

A2223189



Price	\$295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.22
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	419 3 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows
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	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	May 20th, 2025
Days on Market	45
Zoning	R2

Listing Details

Listing Office	eXp Realty
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