

# \$235,500 - 816 James Crescent, Hanna

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MLS® #A2263449

**\$235,500**

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.22 Acres

NONE, Hanna, Alberta

Looking for the perfect family home in a peaceful neighborhood? This well-cared-for property is located in a quiet, central area and sits on a large corner lot with plenty of space for the whole family. From the moment you arrive, youâ€™ll notice the pride of ownership and thoughtful updates that make this home truly move-in ready.

Recent upgrades include paint throughout the house, updated bathroom tiles and bathtub, vinyl windows (installed in 2013), a new hot water tank (2023), and updated soffit, eaves, and shingles â€” giving you peace of mind for years to come.

Step inside to find a bright and welcoming living space filled with natural light from the many windows. The kitchen and dining area flow nicely together, making family meals and entertaining easy. Downstairs offers a large family room â€” perfect for movie nights, a kidsâ€™ play area, or a cozy space to relax.

Outside, youâ€™ll appreciate the landscaped yard with established perennials, a fenced backyard for privacy, and plenty of room for kids or pets to play. Thereâ€™s also convenient RV parking and an attached single-car garage.

Located on a quiet crescent with fantastic neighbors, this home offers a wonderful sense of community and comfort. Quick possession



is available, so you can move in and start enjoying your new home right away.

Donâ€™t miss out on this great opportunity  
â€” call your realtor today to schedule a showing!

Built in 1965

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263449    |
| Price          | \$235,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,140       |
| Acres          | 0.22        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 816 James Crescent |
| Subdivision | NONE               |
| City        | Hanna              |
| County      | Special Area 2     |
| Province    | Alberta            |
| Postal Code | T0J 1P0            |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 4                                                                  |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1                                                                  |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Sump Pump(s), Vinyl Windows, Bidet              |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden                           |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 11                |
| Zoning         | R1                |

## Listing Details

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

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