

# \$209,900 - 302 2 Avenue E, Hanna

MLS® #A2243708

**\$209,900**

3 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.11 Acres

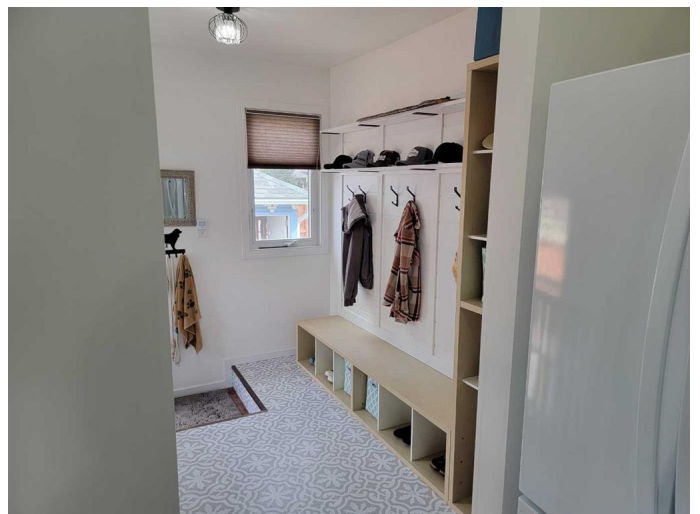
Hanna, Hanna, Alberta

This modernized, move-in ready home offers thoughtful updates and inviting spaces throughout. Featuring three large bedrooms (1 upstairs, 2 downstairs - one including ensuite), a beautiful den - which can be converted back into a laundry room - hook-ups already in place, with French Doors to a large deck. It's perfectly suited for families with a teenager or two, first-time buyers, or those looking to downsize. Inside, you'll find a freshly painted oasis and with so many upgrades, it's almost a completely new home! Newer upgrades including roof, windows, doors, flooring, electrical, plumbing, and heat vents deliver comfort and peace of mind. The home is equipped with central air, central vac, fridge, stove and dishwasher, and sits on a fully fenced lot with privacy fencing along the deck feature. An oversized single car garage, has space for a workshop or man-cave. Everything is ready for you to move in and start making memories—no renovations required!

Built in 1955

## Essential Information

MLS® #	A2243708
Price	\$209,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	944
Acres	0.11
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	302 2 Avenue E
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

Parking Spaces	1
Parking	On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Open Floorplan, Vinyl Windows, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 27th, 2025
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Days on Market	12
Zoning	R2

## **Listing Details**

Listing Office	eXp Realty
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