

# \$259,900 - 607 7 Avenue W, Hanna

MLS® #A2225494

**\$259,900**

4 Bedroom, 2.00 Bathroom, 1,559 sqft

Residential on 0.24 Acres

NONE, Hanna, Alberta

Unique 4-Bedroom Home with Indoor Pool – A Rare Opportunity in Hanna! Come take a look at this spacious 4-level split with so much to offer! Situated on a lot and a half, this versatile home is perfect for families of all sizes or those who love to entertain. With 4 generous bedrooms, there's plenty of space for everyone to spread out and feel at home. Located just half a block from JCC K-12 School, this home is ideal for families with school-aged children. The fully fenced yard offers excellent privacy – perfect for kids, pets, or simply enjoying the outdoors. There's also an attached garage plus a 2-car parking pad for extra convenience. And now for the showstopper: an indoor pool! Imagine the pool parties, family fun, or relaxing swims – year-round. The pool has been drained for a few years and will need a new liner, but all the operational equipment is included, and everything was functioning perfectly when last used. This is your chance to own a truly unique property in Hanna. With some updates, this could be your dream home – don't miss out!

Built in 1968

## Essential Information

MLS® #                   A2225494

Price                     \$259,900

Bedrooms             4



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,559
Acres	0.24
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	607 7 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Brick
Foundation	Block

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	76
Zoning	R1

**Listing Details**

Listing Office	eXp Realty
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