

# \$99,000 - 209 1st Avenue W, Hanna

MLS® #A2236289

**\$99,000**

3 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Charming 3-Bedroom Gem Near Downtown  
â€™ Bring Your Vision!

This 3-bedroom, 1-bath home is bursting with potential and solid as they come! Nestled in a quiet neighborhood just minutes from downtown, this property boasts great bones and a layout full of possibilities. Whether you're a first-time buyer looking to create your dream home or an investor ready to unlock hidden value, this is the one you've been waiting for.

Step inside to find bright living spaces, a functional kitchen, and generously sized bedroomsâ€™all waiting for your personal touch. The large yard offers plenty of room to play, garden, or expand. With its unbeatable location and rock-solid structure, this home is your chance to invest in an area thatâ€™s going places.

Built in 1944

## Essential Information

MLS® #	A2236289
Price	\$99,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	913
Acres	0.14



Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	209 1st Avenue W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Tankless Hot Water, Wood Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Other, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished, Crawl Space

### **Exterior**

Exterior Features	Garden, Private Yard, Storage, Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Garden, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Slab

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	17
Zoning	MD

**Listing Details**

Listing Office                      eXp Realty

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