

# \$82,500 - 308 1 Avenue E, Hanna

MLS® #A2257070

**\$82,500**

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Very affordable single-family home in Hanna, AB, offering excellent value for first-time buyers or investors. This 815 sq ft home features two bedrooms, one bathroom, and a functional layout ideal for comfortable living. Recent updates include shingles replaced within the last three years, adding peace of mind and value. Situated on a spacious lot with a large backyard, there's plenty of room for outdoor enjoyment, gardening, or future development. Located in a quiet, welcoming community close to local amenities, this property is a great opportunity to enter the housing market or expand your investment portfolio.

Built in 1943

## Essential Information

MLS® #	A2257070
Price	\$82,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active



## Community Information

Address	308 1 Avenue E
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

## Amenities

Parking Spaces	2
Parking	None

## Interior

Interior Features	Ceiling Fan(s), Wood Windows
Appliances	Gas Stove, Refrigerator
Heating	Natural Gas, Other, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

## Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	C2

## Listing Details

Listing Office	eXp Realty
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