

\$349,900 - 102 4 Avenue W, Hanna

MLS® #A2263875

\$349,900

3 Bedroom, 2.00 Bathroom, 1,881 sqft
Residential on 0.14 Acres

NONE, Hanna, Alberta

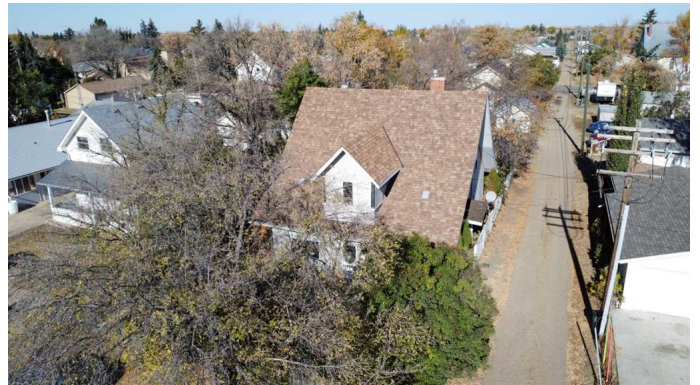
Step back in time and fall in love with this beautifully maintained 1945 character home that truly has so much to offer!

Begin your tour by entering through the covered, heated front porch – a bright and welcoming space that soaks up the morning sun and offers the perfect spot to relax year-round. From there, step into the formal entryway and take in all the original details that make this home one of a kind: stunning wood trim, stained glass windows, vintage light switches, classic doorknobs, and brass accents throughout.

The main floor features a warm and inviting living room, formal dining room, and a spacious eat-in kitchen perfect for family meals. You™ll also find a bonus room currently showcasing a baby grand piano, a cozy sitting room, a convenient 4-piece bathroom with laundry, and a back entry leading to your outdoor spaces.

Up the elegant staircase, the second floor offers three generous bedrooms, each with original wood accents and large closets. There™s also a charming 3-piece bathroom with a soaking tub, plus two storage rooms – one currently used as a walk-in closet.

The lower level provides additional storage space and houses the furnace and hot water tank. Every inch of this home reflects care,



pride, and attention to detail.

Outside, enjoy the beautifully landscaped 6,250 sq. ft. lot, complete with a private sitting area and garden, perfect for unwinding or entertaining. A double detached garage offers plenty of space for vehicles, storage, or hobbies.

Centrally located and within walking distance to all amenities, this home offers both character and convenience. The seller can accommodate a quick possession, so donâ€™t miss your chance to own this truly special property â€“ book your private showing today!

Built in 1945

Essential Information

MLS® #	A2263875
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,881
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	102 4 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Storage, Natural Woodwork
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Zoning	R2

Listing Details

Listing Office	eXp Realty
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