

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

MLS® #A2243708

## \$209,900

3 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.11 Acres

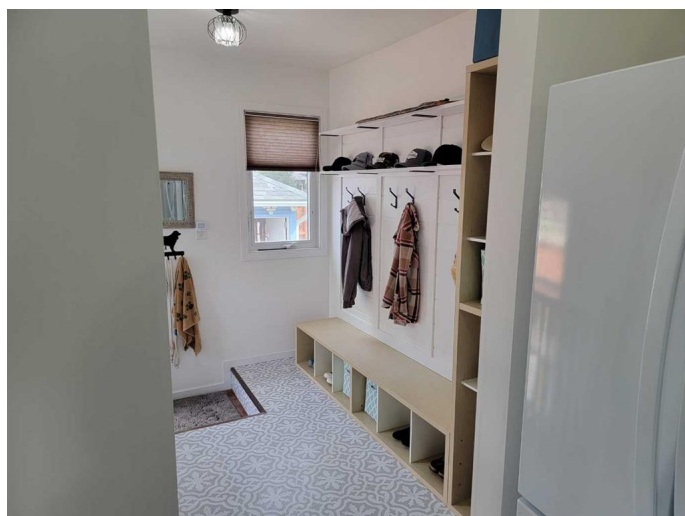
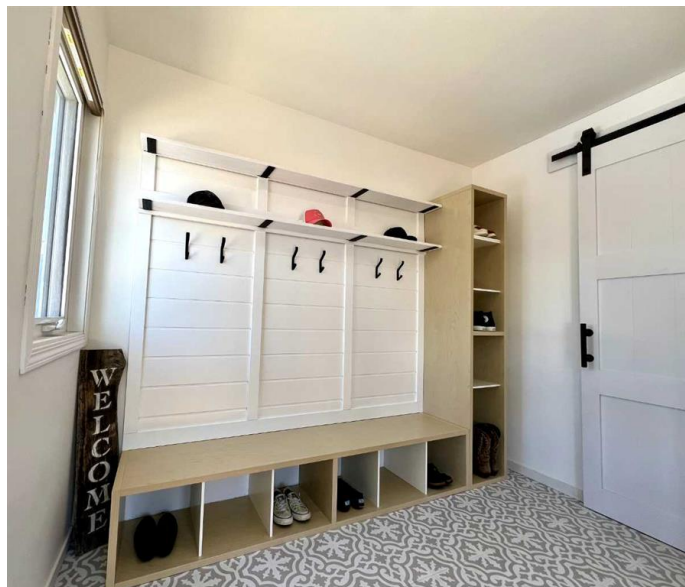
Hanna, Hanna, Alberta

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 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
| Zoning         | R2 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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