202 2nd Avenue E
Hanna, Alberta

MLS # A2271353

$314,999

Division:	NONE
Type:	Residential/House
Style:	Bi-Level
Size:	1,003 sq.ft.
Age:	2001 (25 yrs old)
Beds:	4
Baths:	2 full / 1 half
Garage:	Double Garage Detached
Lot Size:	0.13 Acre
Lot Feat:	Back Yard, Corner Lot

Heating:	In Floor, Forced Air, Hot Water	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Storage, Vinyl Windows		

Inclusions:	none

Welcome to this beautifully updated home at 202 2nd Ave E, perfectly situated in the heart of Hanna. This warm and welcoming property is ideal for anyone seeking a cozy living space paired with the confidence that comes from extensive recent upgrades. Featuring a new roof, new hot water tank, new furnace, and fresh interior flooring and paint, this home is fully prepared to offer lasting comfort and convenience. With 2,000 sq. ft. of developed living space, the home includes 4 bedrooms, 2.5 bathrooms, and a charming sunroom. Laundry is currently located in the basement, but main-floor hookups are also available for added flexibility. Thoughtful improvements and diligent maintenance make this an excellent choice for first-time buyers, downsizers, or anyone looking for a truly move-in-ready property. The oversized heated garage has also been freshly painted and is ready to welcome your vehicles. Nestled in a quiet neighborhood close to local amenities, schools, and parks, this home offers an opportunity you won’t want to miss.