

# \$314,900 - 202 2 Avenue E, Hanna

MLS® #A2214477

**\$314,900**

4 Bedroom, 3.00 Bathroom, 1,052 sqft

Residential on 0.15 Acres

Hanna, Hanna, Alberta

Welcome to this beautifully updated home located at 202 2nd Ave E in the heart of Hanna. This inviting property is perfect for those looking for a cozy space with the added peace of mind that comes from recent upgrades. With a new roof, new hot water tank, new furnace and fresh new interior flooring and paint, this home is ready to offer comfort and convenience for years to come. Hosting 2000sq ft of developed space, we have 4 bedrooms, 2.5 bathrooms, complete with a lovely sunroom. Laundry is currently in the basement, but do not worry, the hook ups are also available on the main floor. This home's thoughtful upgrades and well-maintained condition make it an excellent option for first-time buyers, downsizers, or anyone seeking a move-in-ready property. The oversized heated garage has been freshly painted and ready for new cars to take over the space. Located in a quiet neighborhood with close access to local amenities, schools, and parks, this is an opportunity you won't want to miss.

Built in 2001

## Essential Information

MLS® #	A2214477
Price	\$314,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,052
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	202 2 Avenue E
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Laminate Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Humidifier, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Corner Lot, Open Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	63
Zoning	R2

### **Listing Details**

Listing Office	CIR Realty
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