

# \$229,900 - 413 6 Avenue W, Hanna

MLS® #A2200857

**\$229,900**

3 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

This 3-bedroom bungalow is a gem, especially with its prime location to JCC K-12 school and football field. The home has been meticulously maintained, boasting updated kitchen with brand new dishwasher, updated windows and bathrooms, along with a new dryer and hot water tank. A notable feature is the recent addition of an additional entrance, making it ideal for running a home business (as the current owners do) or creating a secondary suite for additional income. Outside, you can relax under the covered patio in the evenings, and there's even potential RV parking along with a spacious double car garage, offering plenty of storage space or room for hobbies.

For more details or to schedule a viewing, contacting your realtor would be the next step to explore this versatile and well-appointed property further.

Built in 1954

## Essential Information

MLS® #	A2200857
Price	\$229,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,357
Acres	0.14
Year Built	1954



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	413 6 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	53
Zoning	R1

### Listing Details

Listing Office

eXp Realty

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