

\$375,000 - 512 1 Avenue W, Hanna

MLS® #A2248228

\$375,000

4 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.22 Acres

NONE, Hanna, Alberta

This incredible 4-bedroom, 3-bathroom home has been beautifully updated from top to bottom, offering a perfect blend of style, comfort, and functionality. From the moment you arrive, you'll notice the pride of ownership and the thoughtful touches that make this home truly special. Step through the front door into a bright and welcoming living room, where large windows flood the space with natural light and create a warm, inviting atmosphere. The open layout flows seamlessly into a spacious dining room, perfect for hosting family dinners or holiday gatherings. The kitchen is as functional as it is attractive – offering plenty of cabinetry, ample counter space, and a layout that makes cooking and entertaining a breeze. Down the main hallway, you'll find a sleek 3-piece bathroom, two generously sized secondary bedrooms, and a stunning master suite. The master boasts a large built-in closet system and a luxurious 5-piece ensuite with dual sinks, a relaxing tub with shower – your very own spa-inspired retreat. Head downstairs and prepare to be impressed! The fully finished basement is an entertainer's dream, featuring a large family room with a wet bar, a cozy sitting area, and a pool table with accessories that stay. Whether you're hosting friends for game night, enjoying movie marathons, or celebrating special occasions, this space has you covered. The lower level also offers a fourth bedroom with a walk-in closet, a versatile bonus room (currently used as a



workout area), an extra storage room, and a utility/laundry room complete with on-demand hot water and an updated furnace – ensuring year-round comfort and efficiency. Outside, the features keep coming. The massive garage – an impressive 42 feet in length – easily accommodates two vehicles plus a workshop area for your tools and projects. The property sits on a generous 75’ x 125’ lot, offering plenty of room to relax and play. The backyard is a true outdoor oasis, with half the space landscaped with lush grass and the other half designed for tranquility, featuring a serene pond and sitting area. There’s also a deck and patio for summer barbecues, as well as RV parking in the back for all your toys. This home is more than just a place to live – it’s a lifestyle. With its numerous updates, spacious layout, and amazing outdoor space, it’s ready for you to move in and start making memories. Don’t wait – homes like this don’t come along often! Call your REALTOR® today to schedule your private showing.

Built in 1977

Essential Information

MLS® #	A2248228
Price	\$375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,259
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	512 1 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Amenities

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

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Tankless Water Heater, Washer/Dryer, Oven-Built-In
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 12th, 2025
Days on Market	35
Zoning	MD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.