

\$229,000 - 206 4 Avenue W, Hanna

MLS® #A2252990

\$229,000

4 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Welcome to this charming and well-maintained 1,107 sq ft single-family home located in the heart of Hanna, AB. Built in 1957, this home has been thoughtfully updated over the years and is truly move-in ready. The main floor features a large living room, three comfortable bedrooms with updated flooring, a modern walk-in shower in the bathroom, and a bright, functional kitchen that was refreshed in 2002 along with all-new vinyl windows and siding. Downstairs, you'll find a family room, a fourth bedroom, a flex room, a convenient 3-piece bathroom, and a secondary kitchen — perfect for entertaining, or added cooking space. The fully fenced and beautifully manicured backyard offers a peaceful outdoor retreat, while the front driveway and single-car garage at the back provide ample parking. With great curb appeal and a prime location just a short walk from downtown Hanna, the swimming pool, arena, and curling rink, this home is ideal for families, first-time buyers, downsizers, or anyone seeking a well-cared-for property in a welcoming community. Call today to schedule your viewing before it's too late.

Built in 1957

Essential Information

MLS® #	A2252990
Price	\$229,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	206 4 Avenue W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Freezer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	68
Zoning	R2

Listing Details

Listing Office	eXp Realty
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