

# \$295,000 - 602 9 Ave W, Hanna

MLS® #A2221365

**\$295,000**

5 Bedroom, 3.00 Bathroom, 1,041 sqft  
Residential on 0.19 Acres

Hanna, Hanna, Alberta

This beautifully updated 5-bedroom, 2.5-bath bi-level home offers space, style, and unbeatable convenience. Situated on a generous 8,350 sq ft lot with no back neighbors, it's just steps from JCC's 12 School perfect for growing families.

Inside, you'll find a brand new kitchen and stylish vinyl plank flooring throughout the main living areas. The raised basement provides additional bright, functional living space, while the large fenced backyard and new fence offer privacy and plenty of room to play or entertain.

Built for lasting value, the home features a durable metal roof, RV parking, and a double attached garage. This is the ideal combination of comfort, quality and location don't miss your chance to make it yours!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2221365  |
| Price          | \$295,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,041     |
| Acres          | 0.19      |



|            |             |
|------------|-------------|
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 602 9 Ave W    |
| Subdivision | Hanna          |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J1P0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan                                      |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator |
| Heating           | Central, Natural Gas                                |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Wood Burning                              |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Irregular Lot, No Neighbours Behind, Views |
| Roof              | Metal  |
| Construction      | Vinyl Siding   |
| Foundation        | Wood   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 94             |
| Zoning         | R1             |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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.