

# \$149,900 - 319 6 Avenue W, Hanna

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MLS® #A2224443

**\$149,900**

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

This delightful 2-bedroom, 1-bathroom home offers unbeatable convenience, just steps from the local school, pool, and recreation centre. Set on a generous lot, the property includes a raised basement with great potential for added living space or storage. Currently leased to a respectful and dependable long-term tenant, this property is a fantastic opportunity for investors seeking immediate rental income, or for first-time buyers and downsizers looking for a well-located home with room to grow.



Built in 1981

## Essential Information

MLS® #	A2224443
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	319 6 Avenue W
Subdivision	Hanna

City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Heat Pump
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	12
Zoning	R2

### **Listing Details**

Listing Office	Real Estate Centre
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