

# \$259,900 - 607 7 Avenue W, Hanna

MLS® #A2225494

**\$259,900**

4 Bedroom, 2.00 Bathroom, 1,559 sqft

Residential on 0.24 Acres

NONE, Hanna, Alberta

Unique 4-Bedroom Home with Indoor Pool – A Rare Opportunity in Hanna! Come take a look at this spacious 4-level split with so much to offer! Situated on a lot and a half, this versatile home is perfect for families of all sizes or those who love to entertain. With 4 generous bedrooms, there's plenty of space for everyone to spread out and feel at home. Located just half a block from JCC K-12 School, this home is ideal for families with school-aged children. The fully fenced yard offers excellent privacy – perfect for kids, pets, or simply enjoying the outdoors. There's also an attached garage plus a 2-car parking pad for extra convenience. And now for the showstopper: an indoor pool! Imagine the pool parties, family fun, or relaxing swims – year-round. The pool has been drained for a few years and will need a new liner, but all the operational equipment is included, and everything was functioning perfectly when last used. This is your chance to own a truly unique property in Hanna. With some updates, this could be your dream home – don't miss out!

Built in 1968

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2225494  |
| Price    | \$259,900 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,559         |
| Acres          | 0.24          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 607 7 Avenue W |
| Subdivision | NONE           |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1P0        |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, See Remarks                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                     |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |       |
|--------------|-------|
| Construction | Brick |
| Foundation   | Block |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 80             |
| Zoning         | R1             |

**Listing Details**

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

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