\$399,000 - 406 Fox Lake Trail, Hanna

MLS® #A2244054

\$399,000

2 Bedroom, 1.00 Bathroom, 1,462 sqft Residential on 5.49 Acres

NONE, Hanna, Alberta

Discover the best of both worlds with this rare 5.49-acre residential acreage, ideally located on the edge of the Town of Hanna. Enjoy the tranquility of country living with the convenience of full town water and sewer services. This well-maintained 1,462 sq ft home blends character and updates, originally built in 1935 with a spacious addition completed in 2002. The home features 2 bedrooms, with a third bedroom currently converted into a convenient main floor laundry room. A cozy wood-burning stove adds warmth and charm, complemented by some updated flooring and windows. A durable metal roof provides peace of mind, and the detached double garage offers ample space for parking or storage, along with an additional shed for your tools and equipment. Whether you're looking for space to garden, raise animals, or simply enjoy privacy and open skies, this property delivers. Perfect for anyone seeking elbow room just minutes from all the amenities of town, this unique acreage is a must-see. Contact your agent today to schedule a showing.

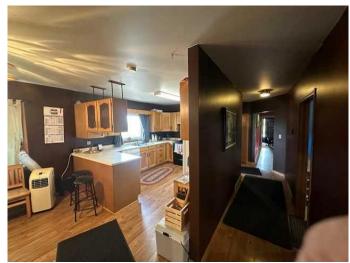
Built in 1935

Essential Information

MLS® # A2244054 Price \$399,000

Bedrooms 2





Bathrooms 1.00 Full Baths 1

Square Footage 1,462 Acres 5.49

Year Built 1935

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 406 Fox Lake Trail

Subdivision NONE City Hanna

County Special Area 2

Province Alberta
Postal Code T0J1P0

Amenities

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), Storage, Sump Pump(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, RV Hookup

Lot Description Cleared, Close to Clubhouse, No Neighbours Behind, Rectangular Lot

Roof Metal

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2025

Days on Market 1

Zoning Residential Acreage

Listing Details

Listing Office eXp Realty



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