

\$220,000 - 417 2 Avenue W, Hanna

MLS® #A2268413

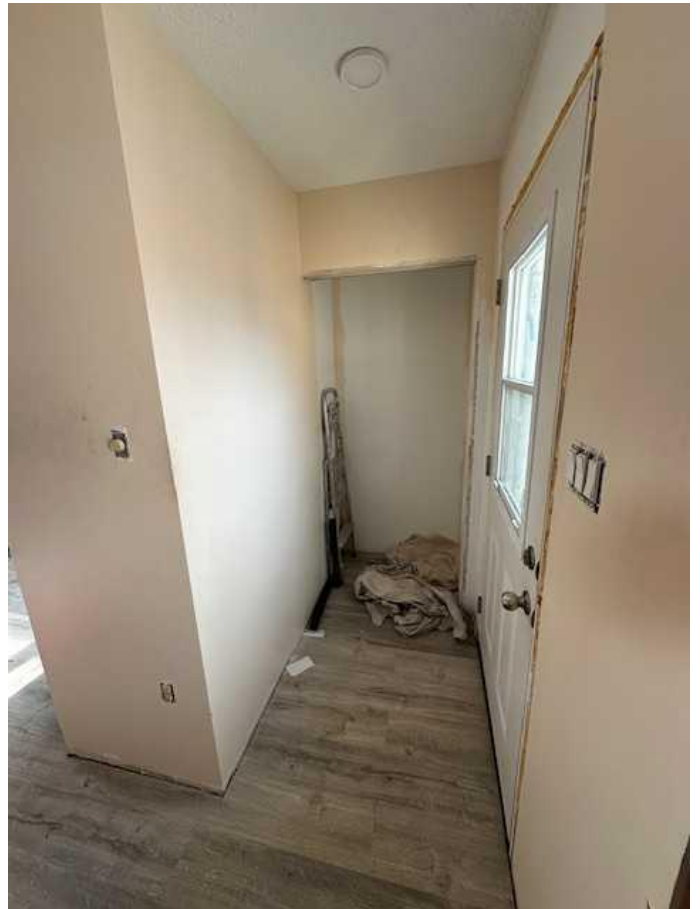
\$220,000

4 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

This centrally located 4-bedroom, 2-bathroom home offers a fantastic opportunity for anyone looking to add their personal touch. Situated close to shopping, the community pool, arena, and curling rink, youâ€™ll enjoy convenient access to all local amenities. The main floor features two comfortable bedrooms and a full 4-piece bath, while the basement includes two additional bedrooms and a 3-piece bathâ€”perfect for family, guests, or a home office setup. A spacious detached 2-car garage provides plenty of storage and parking, and recent upgrades include updated windows, a durable metal roof, and central A/C for year-round comfort. The home is currently in mid-renovation conditionâ€”an excellent opportunity for a handyman or investor. The late owner began thoughtful updates, and all unused renovation materials needed to complete the project are included in the sale. With its great location, solid bones, and endless potential, this property is ready for someone to bring their finishing touches and make it shine. Book a showing today to see if this is the right property for you.



Built in 1958

Essential Information

MLS® #	A2268413
Price	\$220,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,208
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	417 2 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

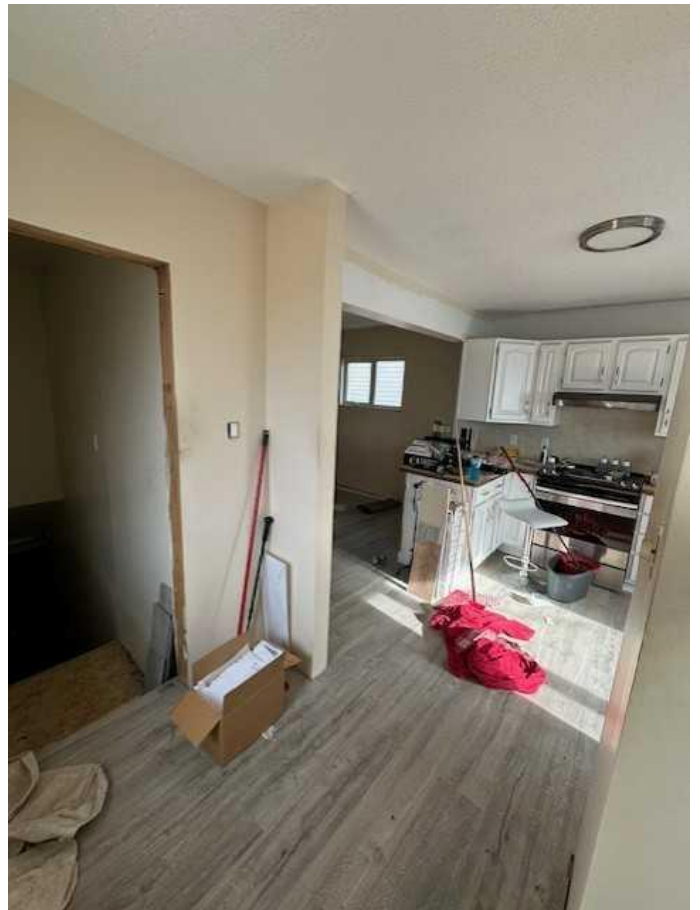
Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
Zoning	R2

Listing Details

Listing Office	eXp Realty
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