

# \$124,900 - 221 2 Ave E Avenue, Hanna

MLS® #A2191502

**\$124,900**

1 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.17 Acres

Hanna, Hanna, Alberta

This home, with its unique charm and potential, offers spacious rooms and high ceilings. While it does need some updates and TLC, it's a fantastic opportunity to create a space that truly fits your style. The large rooms provide endless possibilities, and some thoughtful upgrades have already been completed, including the addition of a dishwasher in the kitchen, a redesigned bathroom that has been moved to create more space, and a well-thought-out addition that expands the living area. Situated on 2 lots, there's plenty of room for outdoor activities or future expansion. There are 2 bedrooms on the main level, one of which is the addition, but it will need to be wired or vented for heat to be considered fully livable. Upstairs, a narrow staircase leads to a versatile flex space and a bonus room, both ready for your personal touch—whether you need an office, playroom, or extra storage. With a little vision and work, this home can be transformed into the perfect space for your needs!

Built in 1935

## Essential Information

MLS® #	A2191502
Price	\$124,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	825
Acres	0.17
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	221 2 Ave E Avenue
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner, See Remarks
Heating	Forced Air
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	None
Lot Description	Back Lane, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 31st, 2025
Days on Market	90

Zoning R1

## Listing Details

Listing Office Real Estate Centre

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