

\$243,900 - 612 7 Avenue W, Hanna

MLS® #A2238744

\$243,900

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

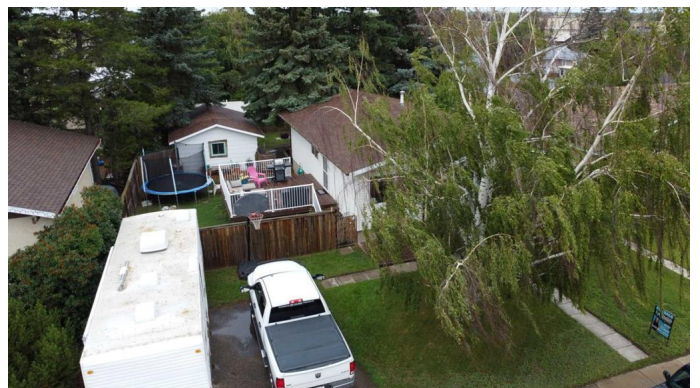
Welcome to this well-maintained and move-in ready 4-bedroom family home, ideally located close to schools, the pool, rec centre, and shopping. Situated on an oversized lot with beautiful sunset views, this property offers both convenience and comfort in one great package. The home has seen many thoughtful updates and features a single car garage, off-street parking for two vehicles or an RV/trailer, and a private backyard with mature trees—perfect for those who enjoy shady outdoor relaxation. Inside, you’ll find a bright and clean layout with plenty of natural light from large windows throughout. The spacious primary bedroom includes patio doors, ready for your future private deck. Secondary bedrooms are generously sized, offering room to grow. The basement features a versatile bonus room—ideal for a future wet bar, hobby space, or even a hairdressing sink setup. This home has been lovingly cared for and is ready for its next chapter. The sellers are open to a quick possession, so don’t miss your chance—call your REALTOR® today for more information or to schedule a viewing!

Built in 1976

Essential Information

MLS® # A2238744

Price \$243,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	612 7 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025
Days on Market 25
Zoning R1

Listing Details

Listing Office eXp Realty

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