

# \$68,000 - 304 3 Avenue W, Hanna

MLS® #A2246403

**\$68,000**

1 Bedroom, 1.00 Bathroom, 803 sqft  
Residential on 0.14 Acres

Hanna, Hanna, Alberta

Step into timeless charm with this delightful one-bedroom, one-bathroom bungalow, nestled in a quiet neighborhood and brimming with vintage appeal. Built in 1930, this stucco gem offers a warm and welcoming atmosphere, perfect for first-time buyers, downsizers, or anyone seeking a unique retreat.

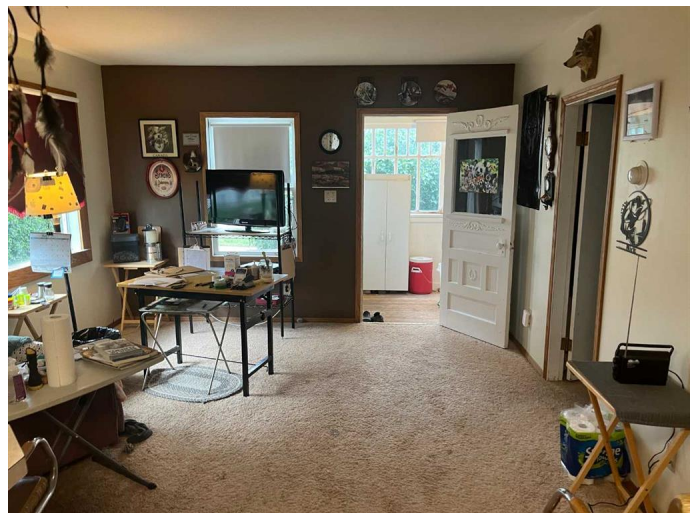
Built in 1930

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246403    |
| Price          | \$68,000    |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 803         |
| Acres          | 0.14        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 304 3 Avenue W |
| Subdivision | Hanna          |
| City        | Hanna          |
| County      | Special Area 2 |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0J 1P0 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                             |
| Appliances        | Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Unfinished, Partial                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Lane          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Wood               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 1                |
| Zoning         | R2               |

### Listing Details

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

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