

# \$329,900 - 202 2 Avenue E, Hanna

MLS® #A2214477

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,052 sqft

Residential on 0.15 Acres

Hanna, Hanna, Alberta

Welcome to this beautifully updated home located at 202 2nd Ave E in the heart of Hanna. This inviting property is perfect for those looking for a cozy space with the added peace of mind that comes from recent upgrades. With a new roof, new hot water tank, new furnace and fresh new interior flooring and paint, this home is ready to offer comfort and convenience for years to come. Hosting 2000sq ft of developed space, we have 4 bedrooms, 2.5 bathrooms, complete with a lovely sunroom. Laundry is currently in the basement, but do not worry, the hook ups are also available on the main floor. This home's thoughtful upgrades and well-maintained condition make it an excellent option for first-time buyers, downsizers, or anyone seeking a move-in-ready property. The oversized heated garage has been freshly painted and ready for new cars to take over the space. Located in a quiet neighborhood with close access to local amenities, schools, and parks, this is an opportunity you won't want to miss.

Built in 2001

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2214477  |
| Price     | \$329,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,052       |
| Acres          | 0.15        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 202 2 Avenue E |
| Subdivision | Hanna          |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J1P0         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Laminate Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Humidifier, Refrigerator, Washer                       |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, None                                                            |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Lot Description   | Corner Lot, Open Lot           |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco                         |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | R2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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