



**GRASSROOTS**  
REALTY GROUP

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212 4 Avenue W  
Hanna, Alberta

MLS # A2222197



**\$150,000**

Division:	Hanna		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	1925 (100 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, Tankless Hot Water		

Inclusions: none

This delightful 3-bedroom, 1-bath home beautifully blends classic 1925 charm with thoughtful modern upgrades. Featuring a spacious main floor with a functional layout, it's perfect for everyday living and entertaining. The home has seen extensive renovations, including windows, drywall, plumbing, vinyl siding, doors, paint and stylish ceiling treatments. The renovated bathroom and insulated basement add comfort and usability, while key mechanical updates like rewiring, a high-efficiency furnace, demand hot water heating, and air conditioning ensure modern convenience. Outside, enjoy a large yard and a 20' x 24' garage, ideal for storage, a workshop, or hobby space. Whether you're looking to expand your rental portfolio or purchase a home with future flexibility, this updated character home offers value, comfort, and long-term appeal!