



221 2 ave E Avenue  
Hanna, Alberta

MLS # A2223895



**\$99,900**

**Division:** Hanna

**Type:** Residential/House

**Style:** 1 and Half Storey

**Size:** 1,062 sq.ft. **Age:** 1935 (91 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Off Street

**Lot Size:** 0.17 Acre

**Lot Feat:** Back Lane, Open Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** shed

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. 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!