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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 (90 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!