



GRASSROOTS
REALTY GROUP

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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 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Open Lot		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

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!