



**GRASSROOTS**  
REALTY GROUP

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221 2 ave E Avenue  
Hanna, Alberta

MLS # A2223895



**\$124,900**

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1935 (90 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Open Lot		

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**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!