



**406 Fox Lake Trail
Hanna, Alberta**

MLS # A2244054



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,462 sq.ft.	Age:	1935 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	5.49 Acres		
Lot Feat:	Cleared, Close to Clubhouse, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Residential Acreage
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Sump Pump(s)		

Inclusions: Other furniture in the house is negotiable.

Discover the best of both worlds with this rare 5.49-acre residential acreage, ideally located on the edge of the Town of Hanna. Enjoy the tranquility of country living with the convenience of full town water and sewer services. This well-maintained 1,462 sq ft home blends character and updates, originally built in 1935 with a spacious addition completed in 2002. The home features 2 bedrooms, with a third bedroom currently converted into a convenient main floor laundry room. A cozy wood-burning stove adds warmth and charm, complemented by some updated flooring and windows. A durable metal roof provides peace of mind, and the detached double garage offers ample space for parking or storage, along with an additional shed for your tools and equipment. Whether you're looking for space to garden, raise animals, or simply enjoy privacy and open skies, this property delivers. Perfect for anyone seeking elbow room just minutes from all the amenities of town, this unique acreage is a must-see. Contact your agent today to schedule a showing.