



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

308 1 Avenue E
Hanna, Alberta

MLS # A2257070



\$75,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	815 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Natural Gas, Other, Wall Furnace	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Wood Windows		

Inclusions: N/A

Very affordable single-family home in Hanna, AB, offering excellent value for first-time buyers or investors. This 815 sq ft home features two bedrooms, one bathroom, and a functional layout ideal for comfortable living. Recent updates include shingles replaced within the last three years, adding peace of mind and value. Situated on a spacious lot with a large backyard, there's plenty of room for outdoor enjoyment, gardening, or future development. Located in a quiet, welcoming community close to local amenities, this property is a great opportunity to enter the housing market or expand your investment portfolio.