



308 1 Avenue E  
Hanna, Alberta

MLS # A2257070



**\$75,000**

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

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

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.