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308 1 Avenue E Hanna, Alberta

MLS # A2257070



\$75,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	815 sq.ft.	Age:	1943 (82 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: Water: Natural Gas, Other, Wall Furnace Floors: Sewer: Carpet, Linoleum Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Partial **Exterior:** Zoning: C2 Stucco, Wood Frame 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.