



GRASSROOTS
REALTY GROUP

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**417 2 Avenue W
Hanna, Alberta**

MLS # A2268413



\$220,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: All materials left in the house to complete the renovation are included.

This centrally located 4-bedroom, 2-bathroom home offers a fantastic opportunity for anyone looking to add their personal touch. Situated close to shopping, the community pool, arena, and curling rink, you'll enjoy convenient access to all local amenities. The main floor features two comfortable bedrooms and a full 4-piece bath, while the basement includes two additional bedrooms and a 3-piece bath—perfect for family, guests, or a home office setup. A spacious detached 2-car garage provides plenty of storage and parking, and recent upgrades include updated windows, a durable metal roof, and central A/C for year-round comfort. The home is currently in mid-renovation condition—an excellent opportunity for a handyman or investor. The late owner began thoughtful updates, and all unused renovation materials needed to complete the project are included in the sale. With its great location, solid bones, and endless potential, this property is ready for someone to bring their finishing touches and make it shine. Book a showing today to see if this is the right property for you.