



**GRASSROOTS**  
REALTY GROUP

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**417 2 Avenue W  
Hanna, Alberta**

**MLS # A2268413**



**\$220,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                               |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,208 sq.ft.                       | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard               |               |                   |

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