



**206 4 Avenue W
Hanna, Alberta**

MLS # A2294373



\$224,000

Division:	Hanna		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: N/A

Discover the timeless appeal of this meticulously maintained 1,107 sq ft single-family gem, nestled in the welcoming heart of Hanna, Alberta. Originally built in 1957, this move-in-ready home blends classic charm with thoughtful modern updates, including refreshed flooring throughout the three main-floor bedrooms, a sleek walk-in shower in the updated bathroom, and a bright, efficient kitchen renovated in 2002—complete with all-new vinyl windows and fresh siding for enhanced energy efficiency and curb appeal. The inviting main level boasts a spacious living room perfect for relaxing, while the fully developed basement adds tremendous versatility with a cozy family room, a fourth bedroom, a flexible bonus room, a convenient 3-piece bathroom, and a secondary kitchen ideal for entertaining guests, multi-generational living, or extra meal prep space. Step outside to a beautifully landscaped and fully fenced backyard that serves as your private oasis for summer enjoyment, complemented by a front driveway and a detached single-car garage offering plenty of parking. With outstanding curb appeal and an unbeatable location just steps from downtown Hanna, the local swimming pool, Agri-Sports Complex arena, and curling rink—plus nearby parks, museum, and community amenities—this well-cared-for property is perfectly suited for families, first-time buyers, downsizers, or anyone craving comfortable, low-maintenance living in a friendly, tight-knit prairie community. Don't miss your chance—schedule a viewing today!