



**GRASSROOTS**  
REALTY GROUP

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107 4 Avenue E  
Hanna, Alberta

MLS # A2210585



**\$99,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1921 (105 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This charming home is full of potential and perfectly situated just a few blocks from Main Street, offering convenience and a great location. Recent updates make it move-in ready, including new flooring, a brand-new roof, fresh interior paint, upgraded electrical, new lighting fixtures, and 12 inches of blown-in insulation in the attic for improved energy efficiency. The home also features a new stove and some updated plumbing. Outside, you'll find a private yard with a handy storage shed—ideal for gardening tools or extra storage. Whether you're looking for a smart investment property or a cozy starter home, this one is a must-see!