



GRASSROOTS
REALTY GROUP

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**107 4 Avenue E
Hanna, Alberta**

MLS # A2210585



\$109,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	810 sq.ft.	Age:	1921 (104 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	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!