



**GRASSROOTS**  
REALTY GROUP

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**107 4 Avenue E  
Hanna, Alberta**

**MLS # A2210585**



**\$94,900**

|                  |                      |               |                    |
|------------------|----------------------|---------------|--------------------|
| <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!