



107 4 Avenue E  
Hanna, Alberta

MLS # A2210585



**\$94,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Bungalow

**Size:** 810 sq.ft. **Age:** 1921 (105 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

**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!