

# \$99,000 - 209 1st Avenue W, Hanna

MLS® #A2236289

**\$99,000**

3 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Charming 3-Bedroom Gem Near Downtown  
â€” Bring Your Vision!

This 3-bedroom, 1-bath home is bursting with potential and solid as they come! Nestled in a quiet neighborhood just minutes from downtown, this property boasts great bones and a layout full of possibilities. Whether you're a first-time buyer looking to create your dream home or an investor ready to unlock hidden value, this is the one you've been waiting for.

Step inside to find bright living spaces, a functional kitchen, and generously sized bedroomsâ€”all waiting for your personal touch. The large yard offers plenty of room to play, garden, or expand. With its unbeatable location and rock-solid structure, this home is your chance to invest in an area thatâ€™s going places.

Built in 1944

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2236289 |
| Price          | \$99,000 |
| Bedrooms       | 3        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 913      |
| Acres          | 0.14     |



|            |             |
|------------|-------------|
| Year Built | 1944        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 209 1st Avenue W |
| Subdivision | Hanna            |
| City        | Hanna            |
| County      | Special Area 2   |
| Province    | Alberta          |
| Postal Code | T0J1P0           |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Tankless Hot Water, Wood Windows |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer                             |
| Heating           | Other, Wall Furnace                                                               |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Crawl Space, Partial, Unfinished                                                  |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden, Private Yard, Storage                                         |
| Lot Description   | Back Yard, Dog Run Fenced In, Garden, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Siding                                                                    |
| Foundation        | Slab                                                                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 33             |
| Zoning         | MD             |

Listing Details

Listing Office                      eXp Realty

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