

# \$269,900 - 214 2 Avenue E, Hanna

MLS® #A2253450

**\$269,900**

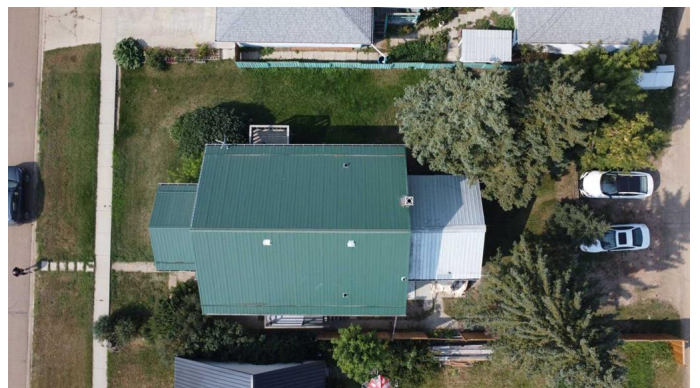
0 Bedroom, 0.00 Bathroom, 1,571 sqft

Multi-Family on 0.00 Acres

NONE, Hanna, Alberta

Calling All Investors! Don't miss this excellent opportunity to own a fully rented 4-plex in Hanna, AB. This solid income-generating property offers steady rental revenue and long-term tenants who treat the units like home. Each unit features 1 bedroom, a full bathroom, a comfortable living room, and a functional kitchen with a separate dining area. The two upper-level units also boast private side balconies, perfect for added outdoor space. Appliances, including fridge and stove, are included with each unit, and a newer shared washer and dryer is available in the common laundry area for tenant use. The property has seen thoughtful updates over the years, including flooring, some appliances, and upgrades in bathrooms and kitchens. Designated parking is available for each unit, and the building's location is just steps from Hanna's downtown core"making it convenient for tenants and ensuring continued rental demand. Currently bringing in \$3,500/month in rental income, with tenants responsible for their own electricity and internet, this 4-plex is a true turn-key investment. With no difficulty filling vacancies and reliable long-term renters already in place, this property offers peace of mind and excellent cash flow. Location, income, and potential"this investment has it all! Don't wait"contact your realtor today to learn more.

Built in 1950



## Essential Information

MLS® #	A2253450
Price	\$269,900
Bathrooms	0.00
Square Footage	1,571
Acres	0.00
Year Built	1950
Type	Multi-Family
Sub-Type	4 plex
Status	Active

## Community Information

Address	214 2 Avenue E
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

## Amenities

Parking Spaces	4
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## Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer
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## Additional Information

Date Listed	September 2nd, 2025
Days on Market	5
Zoning	R2

## Listing Details

Listing Office	eXp Realty
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