

**112 4 Avenue W  
Hanna, Alberta**

**MLS # A2180328**



**\$89,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                                       | <b>Age:</b>   | 1940 (84 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden |               |                   |

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Welcome to this cozy 1-bedroom home, perfectly situated in a central location in Hanna, AB. Whether you're looking for an investment opportunity, a starter home, or a retirement retreat, this property offers plenty of potential! This home boasts updated essentials, including an updated furnace and hot water tank for added peace of mind. The main floor features durable and stylish laminate and linoleum flooring throughout. Enjoy a spacious layout with a large living room that flows seamlessly into the dining area and a kitchen equipped with abundant cabinetry. The bathroom offers an opportunity for customization, ready for your finishing touch above the bathtub (as seen in photos). The basement provides added convenience with a washer and dryer, plus ample space for storage or creating your own workshop. Enjoy the convenience of being within walking distance of Main Street and all your shopping needs. Don't miss this opportunity to own a property with so much potential in a great location! Book your viewing today and discover the charm of this delightful home. Call your realtor to schedule a showing!