

# \$99,900 - 107 4 Avenue E, Hanna

MLS® #A2210585

**\$99,900**

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

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, youâ€™ll find a private yard with a handy storage shedâ€”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!

Built in 1921

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210585    |
| Price          | \$99,900    |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 810         |
| Acres          | 0.14        |
| Year Built     | 1921        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 107 4 Avenue E |
| Subdivision | NONE           |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1P0        |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Yard, Back Lane |
| Roof              | Asphalt Shingle      |
| Construction      | Aluminum Siding      |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 209             |
| Zoning         | R2              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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