

# \$164,000 - 306 7th Ave W, Hanna

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MLS® #A2217701

**\$164,000**

3 Bedroom, 1.00 Bathroom, 900 sqft  
Residential on 0.14 Acres

Hanna, Hanna, Alberta

**\*\*Property Description: Charming 3-Bedroom Bungalow in a Family-Friendly Neighborhood\*\***

Welcome to this delightful 3-bedroom bungalow, perfectly situated in a family-friendly neighborhood. This inviting home features a spacious layout that is ideal for both relaxation and entertaining. The main floor includes a 4-piece bathroom, designed for both functionality and comfort.

One of the standout features of this home is the convenient main floor laundry, making daily chores more manageable.

Step outside to the fully fenced yard, perfect for children and pets to play safely. The outdoor space offers plenty of room for gardening, outdoor activities, or simply enjoying the fresh air.

Additional highlights include a carport for undercover parking and a garage for extra storage or a workshop, catering to all your needs.

Located just a short walk from local schools, this home is ideal for families seeking a community-oriented environment. Whether you're hosting friends in the spacious backyard or enjoying quiet evenings in your cozy living room, this charming bungalow has everything you need for comfortable living. Don't miss your chance to make this lovely property your



new home!

Built in 1959

### Essential Information

MLS® #	A2217701
Price	\$164,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	306 7th Ave W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	47
Zoning	R2

**Listing Details**

Listing Office	Big Sky Real Estate Ltd.
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