

# \$295,000 - 419 3 Avenue W, Hanna

MLS® #A2223189

**\$295,000**

4 Bedroom, 2.00 Bathroom, 1,056 sqft  
Residential on 0.22 Acres

NONE, Hanna, Alberta

This beautifully renovated 4-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and modern living. Ideally situated within walking distance to schools, the arena, rec centre, pool, playgrounds, shopping, and more – this is the ideal spot for families or anyone looking to stay connected to the community. Step inside to an inviting open-concept floor plan featuring stylish vinyl plank flooring and updated vinyl windows throughout. The spacious living area flows seamlessly into a modern kitchen and dining space, making it perfect for entertaining. Downstairs, you'll find a fully finished basement complete with a wet bar, a full bathroom, a generous storage room, and a large 4th bedroom with its own walk-in closet – perfect for guests, teens, or a private office. Situated on a lot and a half, the fully fenced yard offers plenty of space to enjoy the outdoors. Additional features include central air conditioning, an underground sprinkler system, and weeping tile for a dry, worry-free basement. A single-car detached garage provides secure parking or storage for your toys. Don't miss this move-in-ready home – updated from top to bottom and ready for you!

Built in 1961

## Essential Information

MLS® #

A2223189



Price	\$295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.22
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	419 3 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	57
Zoning	R2

### **Listing Details**

Listing Office	eXp Realty
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