

# \$295,000 - 602 9 Ave W, Hanna

MLS® #A2221365

**\$295,000**

5 Bedroom, 3.00 Bathroom, 1,041 sqft  
Residential on 0.19 Acres

Hanna, Hanna, Alberta

This beautifully updated 5-bedroom, 2.5-bath bi-level home offers space, style, and unbeatable convenience. Situated on a generous 8,350 sq ft lot with no back neighbors, it's just steps from JCC's 12 School perfect for growing families.

Inside, you'll find a brand new kitchen and stylish vinyl plank flooring throughout the main living areas. The raised basement provides additional bright, functional living space, while the large fenced backyard and new fence offer privacy and plenty of room to play or entertain.

Built for lasting value, the home features a durable metal roof, RV parking, and a double attached garage. This is the ideal combination of comfort, quality and location don't miss your chance to make it yours!

Built in 1979

## Essential Information

MLS® #	A2221365
Price	\$295,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,041
Acres	0.19



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	602 9 Ave W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Corner Lot, Irregular Lot, No Neighbours Behind, Views
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	97
Zoning	R1

## **Listing Details**

Listing Office	Real Estate Centre
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