

# \$82,500 - 308 1 Avenue E, Hanna

MLS® #A2257070

**\$82,500**

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Very affordable single-family home in Hanna, AB, offering excellent value for first-time buyers or investors. This 815 sq ft home features two bedrooms, one bathroom, and a functional layout ideal for comfortable living. Recent updates include shingles replaced within the last three years, adding peace of mind and value. Situated on a spacious lot with a large backyard, there's plenty of room for outdoor enjoyment, gardening, or future development. Located in a quiet, welcoming community close to local amenities, this property is a great opportunity to enter the housing market or expand your investment portfolio.

Built in 1943

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257070      |
| Price          | \$82,500      |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 815           |
| Acres          | 0.14          |
| Year Built     | 1943          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | Cottage/Cabin |
| Status         | Active        |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 308 1 Avenue E |
| Subdivision | NONE           |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J1P0         |

## Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Ceiling Fan(s), Wood Windows     |
| Appliances        | Gas Stove, Refrigerator          |
| Heating           | Natural Gas, Other, Wall Furnace |
| Cooling           | None                             |
| Has Basement      | Yes                              |
| Basement          | Crawl Space, Partial, Unfinished |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Storage                                                       |
| Lot Description   | Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Block                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |
| Zoning         | C2                   |

## Listing Details

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

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