

# \$324,900 - 204 2 Avenue E, Hanna

MLS® #A2201278

**\$324,900**

4 Bedroom, 3.00 Bathroom, 1,042 sqft

Residential on 0.13 Acres

Hanna, Hanna, Alberta

Welcome to 204 2nd Ave E, a beautifully updated home nestled in the heart of vibrant Hanna! This charming property seamlessly blends modern comfort with stylish upgrades, including fresh new carpet throughout the main floor and staircase, sleek vinyl flooring in the kitchen, bathrooms, and utility room, plus fresh interior and exterior paint. With cozy heated radiant floors in the basement and an on-demand hot water tank, you'll stay warm and comfortable all year round.

Boasting 1986.11 sq. ft. of thoughtfully developed living space, this home features 4 spacious bedrooms and 2.5 baths, offering plenty of room for family and guests. Whether you're a first-time buyer, downsizer, or simply looking for a low-maintenance home, this property is move-in ready and waiting for you!

The oversized, heated garage includes a handy workshop area and plenty of space for two vehicles. Plus, with its prime location in a peaceful neighborhood, you'll enjoy easy access to local shops, schools, parks, and all the amenities of downtown Hanna.

The open-concept main floor is perfect for entertaining, with a roomy kitchen featuring a walk-in pantry, and a large two-tiered deck that's ideal for outdoor relaxation. This delightful 4-bedroom bi-level home offers the ideal mix of style, space, and convenience. Don't miss your chance to make this gem



your own!

Built in 1999

### Essential Information

MLS® #	A2201278
Price	\$324,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,042
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	204 2 Avenue E
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Wired for Sound, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	In Floor, Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Open Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	47
Zoning	R2

### Listing Details

Listing Office	Real Estate Centre
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