

215 2 Avenue E  
Hanna, Alberta

MLS # A2167825



## \$150,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	1925 (99 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

This charming 2-bedroom, 1-bath home, situated on a spacious 60' x 125' lot, features modern 100 amp service installed in 2015. It boasts numerous upgrades, including new windows and doors, fresh interior paint, new eavestroughs and ductwork, stylish flooring throughout, an updated ceiling, and a beautifully remodeled bathroom. The outdoor space is enhanced by a newer deck, perfect for relaxation, and the shingles were replaced in 2020. This home is truly move-in ready, making it ideal for first-time buyers or those looking to downsize. Don't miss out—call today for more details or to schedule a viewing. Your dream home awaits!