

\$149,900 - 407 3 Avenue W, Hanna

MLS® #A2208830

\$149,900

3 Bedroom, 1.00 Bathroom, 1,565 sqft
Residential on 0.22 Acres

NONE, Hanna, Alberta

Don't miss your chance to own this spacious 3-bedroom home situated on a generous 1.5 lots! Step inside to find a bright galley-style kitchen, a dedicated dining area, and a large living room—perfect for family gatherings or entertaining guests. Down the hall, you'll find a full bathroom, three comfortable bedrooms, a convenient laundry room, and a sizable mudroom for all your storage needs. Outside, enjoy the oversized single-car detached garage, plenty of off-street parking, and a huge backyard ready for your personal touch.

Location is everything—this home sits right across the street from a spray park, swimming pool, and recreational facilities, and is just minutes from schools and shopping. Whether you're a first-time buyer or looking for a solid investment, this home offers incredible value at an affordable price. Call your REALTOR® today—this opportunity won't last!

Built in 1960

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2208830 |
| Price | \$149,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,565 |
| Acres | 0.22 |



| | |
|------------|-------------|
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 407 3 Avenue W |
| Subdivision | NONE |
| City | Hanna |
| County | Special Area 2 |
| Province | Alberta |
| Postal Code | T0J 1P0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Lane, Back Yard, Front Yard, Garden |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Other |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 76 |
| Zoning | R2 |

Listing Details

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