

# \$243,900 - 612 7 Avenue W, Hanna

MLS® #A2238744

**\$243,900**

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

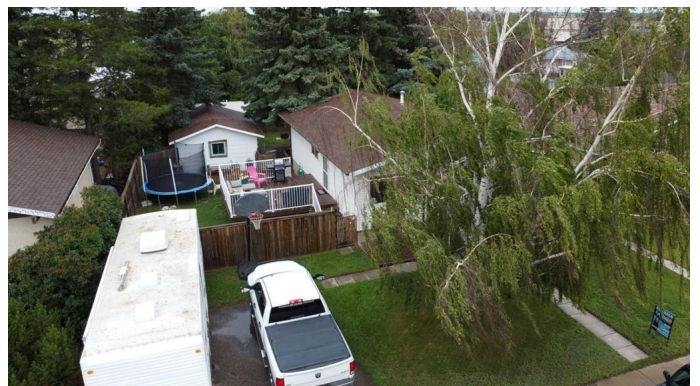
Welcome to this well-maintained and move-in ready 4-bedroom family home, ideally located close to schools, the pool, rec centre, and shopping. Situated on an oversized lot with beautiful sunset views, this property offers both convenience and comfort in one great package. The home has seen many thoughtful updates and features a double car garage, off-street parking for two vehicles or an RV/trailer, and a private backyard with mature trees—perfect for those who enjoy shady outdoor relaxation. Inside, you’ll find a bright and clean layout with plenty of natural light from large windows throughout. The spacious primary bedroom includes patio doors, ready for your future private deck. Secondary bedrooms are generously sized, offering room to grow. The basement features a versatile bonus room—ideal for a future wet bar, hobby space, or even a hairdressing sink setup. This home has been lovingly cared for and is ready for its next chapter. The sellers are open to a quick possession, so don’t miss your chance—call your REALTOR® today for more information or to schedule a viewing!

Built in 1976

## Essential Information

MLS® #                      A2238744

Price                         \$243,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,122       |
| Acres          | 0.17        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 612 7 Avenue W |
| Subdivision | NONE           |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1P0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Back Lane, Back Yard, Private |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 9th, 2025

Days on Market            1

Zoning                        R1

### **Listing Details**

Listing Office               eXp Realty

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