

# \$449,000 - 315 2nd Ave E, Hanna

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MLS® #A2242928

**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,883 sqft

Residential on 0.73 Acres

Hanna, Hanna, Alberta

\*\*\* Stunning 4-Bedroom Home with Expansive Living Spaces and Modern Upgrades\*\*\*

Welcome to your beautifully renovated dream home! This exceptional 4-bedroom, 3-bath residence boasts a spacious layout and thoughtful design, making it the perfect retreat for families and entertainers alike.

Step inside to discover a large living room that exudes warmth and comfort, featuring bright, oversized windows that fill the space with natural light. The recessed lighting adds a modern touch while enhancing the inviting atmosphere throughout the home.

The heart of this home is the impressive, custom-designed kitchen, complete new appliances, offering both style and functionality. Prepare meals with ease and enjoy gatherings in the adjoining dining area, perfect for hosting family dinners and special occasions.

With four generously sized bedrooms, including a master bedroom with a 3pce ensuite bath, there's plenty of space for everyone. Each bathroom has been tastefully updated, ensuring comfort and convenience for all.

Storage will never be an issue with ample closets and a developed basement that provides even more room for your belongings



or potential living space.

Step outside to enjoy your expansive outdoor areas, including a charming front deck for morning coffee and a private back patio for evening relaxation or entertaining guests. The property is situated on seven spacious lots, offering plenty of room for outdoor activities and future commercial opportunities.

A detached garage provides secure parking and additional storage options, making this home both practical and stylish.

Don't miss the opportunity to own this completely renovated gem, where modern elegance meets functional living. Schedule your showing today and make this stunning property your new home!

Built in 1969

**Essential Information**

MLS® #	A2242928
Price	\$449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,883
Acres	0.73
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	315 2nd Ave E
Subdivision	Hanna

City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	47
Zoning	R2

### **Listing Details**

Listing Office	Harvest Real Estate
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