

# \$399,000 - 406 Fox Lake Trail, Hanna

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MLS® #A2244054

**\$399,000**

2 Bedroom, 1.00 Bathroom, 1,462 sqft

Residential on 5.49 Acres

NONE, Hanna, Alberta

Discover the best of both worlds with this rare 5.49-acre residential acreage, ideally located on the edge of the Town of Hanna. Enjoy the tranquility of country living with the convenience of full town water and sewer services. This well-maintained 1,462 sq ft home blends character and updates, originally built in 1935 with a spacious addition completed in 2002. The home features 2 bedrooms, with a third bedroom currently converted into a convenient main floor laundry room. A cozy wood-burning stove adds warmth and charm, complemented by some updated flooring and windows. A durable metal roof provides peace of mind, and the detached double garage offers ample space for parking or storage, along with an additional shed for your tools and equipment. Whether you're looking for space to garden, raise animals, or simply enjoy privacy and open skies, this property delivers. Perfect for anyone seeking elbow room just minutes from all the amenities of town, this unique acreage is a must-see. Contact your agent today to schedule a showing.

Built in 1935

## Essential Information

MLS® #	A2244054
Price	\$399,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,462
Acres	5.49
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	406 Fox Lake Trail
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

### **Amenities**

Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Storage, Sump Pump(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, RV Hookup
Lot Description	Cleared, Close to Clubhouse, No Neighbours Behind, Rectangular Lot
Roof	Metal
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed July 29th, 2025  
Days on Market 47  
Zoning Residential Acreage

## Listing Details

Listing Office eXp Realty



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