

\$259,900 - 219 4 Avenue E, Hanna

MLS® #A2249310

\$259,900

2 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Welcome to this immaculate and beautifully updated home that truly checks all the boxes. From the moment you step inside, youâ€™ll be impressed with the extensive renovations and modern upgrades that make this property completely move-in ready. The heart of the home is the stunning kitchen, designed for both function and style. Featuring updated cupboards, new flooring, and modern appliances, itâ€™s the perfect place to cook, entertain, or gather with family. The open-concept floor plan flows seamlessly into the dining and living areas, where oversized corner windows fill the space with an abundance of natural lightâ€”creating a warm and welcoming atmosphere youâ€™ll love coming home to. The main floor also includes two generously sized bedrooms, freshly painted in neutral tones, and a beautifully updated 4-piece bathroom. Every detail has been carefully maintained, ensuring this home feels fresh, clean, and ready for its new owners. Important updates have already been taken care of for you: newer windows, both entry doors, furnace, hot water tank, and central air conditioning, giving you peace of mind for years to come. Downstairs, youâ€™ll find a workshop area, an additional 3 piece bathroom, and laundry facilities. The rest of the basement has been gutted, offering a blank canvas for you to design and finish however you likeâ€”whether thatâ€™s a family room, extra bedrooms, a home office, or a hobby space. Step outside to enjoy the



beautifully landscaped south-facing yard, complete with established perennials that bloom year after year, creating a private outdoor retreat. In 2015, both the front and back steps were redone, and a low-maintenance composite front deck was added—perfect for relaxing with your morning coffee or evening glass of wine. One of the most unique features of this home is the generator system, which provides its own electrical source. If the power ever goes out, you can rest easy knowing you’ll still have electricity and heat at the flip of a switch. This property is truly the best of both worlds: a beautifully updated home with move-in ready convenience and the opportunity to customize the lower level to suit your needs. The owners are motivated, and this home is priced to sell—so don’t wait! Schedule your private showing today and see for yourself why this one won’t last long.

Built in 1965

Essential Information

MLS® #	A2249310
Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	219 4 Avenue E
Subdivision	NONE

City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	7
Zoning	R2

Listing Details

Listing Office	eXp Realty
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