

\$82,500 - 308 1 Avenue E, Hanna

MLS® #A2257070

\$82,500

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Very affordable single-family home in Hanna, AB, offering excellent value for first-time buyers or investors. This 815 sq ft home features two bedrooms, one bathroom, and a functional layout ideal for comfortable living. Recent updates include shingles replaced within the last three years, adding peace of mind and value. Situated on a spacious lot with a large backyard, there's plenty of room for outdoor enjoyment, gardening, or future development. Located in a quiet, welcoming community close to local amenities, this property is a great opportunity to enter the housing market or expand your investment portfolio.

Built in 1943

Essential Information

MLS® #	A2257070
Price	\$82,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active



Community Information

Address	308 1 Avenue E
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Ceiling Fan(s), Wood Windows
Appliances	Gas Stove, Refrigerator
Heating	Natural Gas, Other, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	C2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.