

# \$399,900 - 201 4 Avenue W, Hanna

MLS® #A2177247

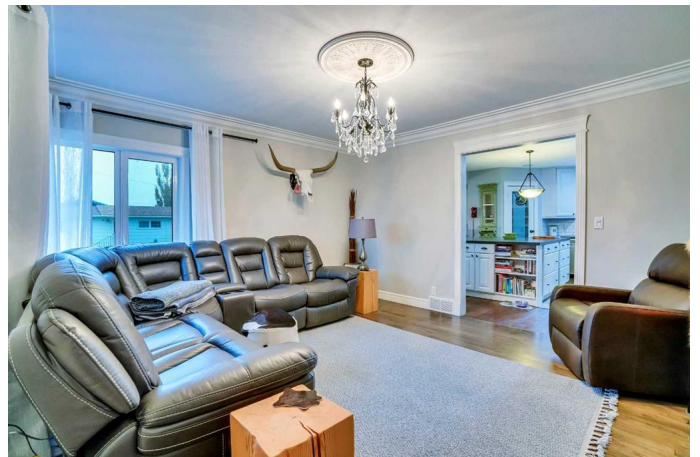
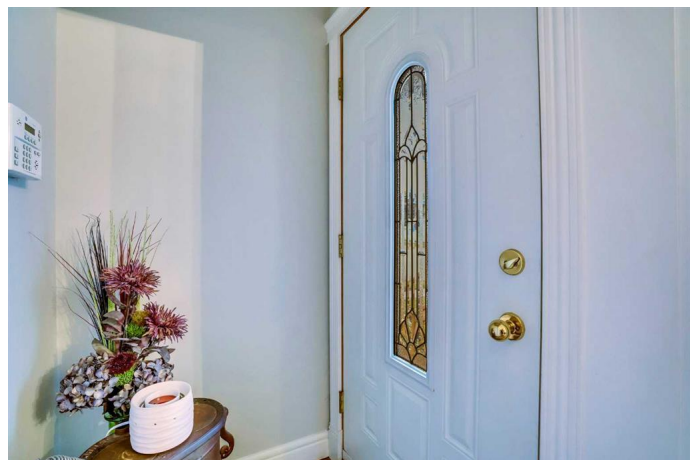
**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Welcome Home to This Exquisite Bungalow! Step into elegance and modern convenience with this beautifully updated 4-bedroom, 2-bathroom bungalow. Situated on a spacious corner lot, this property features an oversized double-car garage capable of fitting two large trucks, a tiered deck with a charming gazebo, and an expansive grassy area perfect for outdoor fun. Originally built in 1952, this home has been meticulously renovated to blend timeless charm with contemporary comforts. In 2007, the house was raised to add a fully dug-out basement with in-floor heating. During this renovation, the addition was built, and all plumbing and electrical systems were upgraded, including new pipes to the street. Inside, you'll find luxurious details such as crown moldings, unique ceiling designs, and hardwood flooring throughout the main floor, except for the vinyl-tiled bathroom. The functional kitchen includes a walk-around island, making it ideal for gatherings and culinary adventures and dining room includes a cozy gas fireplace, adding warmth and ambiance for gatherings. The combined laundry room, office, and craft space is a standout feature, catering to all your needs with style. Notable updates include: 2007: Garage built, full house renovation, new windows throughout, and furnace with ESP unit, humidifier, and water softener. 2018: High-efficiency hot water on demand system. 2020: All appliances upgraded to high-end stainless steel. 2022: New shingles on house



and garage, plus a new fence and freshly laid sod. 2023: Fresh vinyl plank flooring throughout the basement. Located centrally near shopping, schools, and recreation centers, this home is a true gem that combines location, luxury, and functionality. Donâ€™t miss outâ€“contact your realtor today to schedule a viewing!

Built in 1952

**Essential Information**

MLS® #	A2177247
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	201 4 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Soaking Tub, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Back Lane, Corner Lot, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	November 4th, 2024
Days on Market	208
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.