

\$139,000 - 318 3 Avenue W, Hanna

MLS® #A2267058

\$139,000

2 Bedroom, 1.00 Bathroom, 1,160 sqft

Residential on 0.14 Acres

Hanna, Hanna, Alberta

Welcome to this inviting 2-bedroom plus den home, perfectly situated in a prime location right next to the community pool, park, and skating arena! This cozy property offers the perfect blend of comfort, convenience, and small-town charm.

Step inside to a bright living area featuring a warm fireplace, ideal for relaxing evenings or hosting family gatherings. The spacious primary bedroom provides plenty of space and natural light, while the second bedroom and den offer flexibility for guests, a home office, or hobbies.

The home features one well-maintained bathroom, a newer furnace, and an updated septic system, giving you peace of mind for years to come. It also comes fully furnished, making it move-in ready—just unpack and enjoy!

Outside, you'll find a detached two-car garage with plenty of storage space, plus a nice yard perfect for enjoying Alberta's sunny days with RV Parking.

Located in a quiet, friendly neighborhood, this home is ideal for families, retirees, or anyone looking to enjoy the relaxed pace of small-town living with all essential amenities close by.

Built in 1936



Essential Information

MLS® #	A2267058
Price	\$139,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,160
Acres	0.14
Year Built	1936
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	318 3 Avenue W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home
Appliances	Built-In Electric Range, Built-In Refrigerator, Refrigerator, Washer/Dryer Stacked, Portable Dishwasher
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt
Construction	Stucco
Foundation	Brick/Mortar

Additional Information

Date Listed	October 23rd, 2025
Days on Market	11
Zoning	R2

Listing Details

Listing Office	Harvest Real Estate
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