

\$195,000 - 110 6 Avenue W, Hanna

MLS® #A2204477

\$195,000

4 Bedroom, 1.00 Bathroom, 1,286 sqft
Residential on 0.14 Acres

NONE, Hanna, Alberta

Welcome to this beautifully updated 1,286 sq. ft. home, where modern upgrades meet comfort and functionality. This vacant, move-in ready 4-bedroom gem has undergone numerous renovations, making it the perfect place to settle in right away. Step inside to discover a newly renovated kitchen, complete with all appliances, stylish finishes, and plenty of space to cook and entertain. The bathroom has been completely remodeled, offering a fresh, contemporary feel. Additional updates include a new furnace and hot water tank, new vinyl windows on the main floor, and a new 100-amp electrical panel for peace of mind. Fresh new flooring throughout, along with new interior and exterior doors, enhance the home's modern appeal. Plus, extra attic insulation improves energy efficiency year-round. Natural light floods the space through the large windows, complementing the fresh new paint that brightens the entire home. Upstairs, you'll find four spacious bedrooms, each offering a comfortable retreat with lovely views of the large backyard. The outdoor space is just as impressive! The mostly fenced yard includes a single-car garage, additional parking, a garden, and large swinging gates at the back—perfect for potential RV parking. A hedge provides extra privacy, while a small section in the front is open for easy access. This home is vacant and move-in ready, so you can settle in immediately! Don't miss out on this incredible opportunity—schedule your



showing today!

Built in 1925

Essential Information

MLS® #	A2204477
Price	\$195,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,286
Acres	0.14
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	110 6 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	4
Parking	Off Street, Single Garage De
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan
Appliances	Dishwasher, Garburator, Ref
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished



Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden
Roof	Metal
Construction	Composite Siding
Foundation	Block, Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	26
Zoning	R2

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.