

# \$269,900 - 106 7 Avenue W, Hanna

MLS® #A2231587

**\$269,900**

3 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Welcome to this updated and spacious home offered at a fantastic price! Featuring 3 large bedrooms, including 2 on the main floor and one in the basement, this home offers plenty of space for families or those needing room to spread out. The primary bedroom boasts a 3-piece ensuite with a large walk-in shower, a walk-in closet, and convenient access to the main floor laundry. A second 4-piece bathroom is also located on the main floor. The galley-style kitchen is bright and functional, with two large windows, ample cabinetry, and lots of counter space. Luxury vinyl plank flooring runs through most of the main level, giving the home a fresh, modern feel. Stay comfortable year-round with central A/C and two cozy gas fireplaces—one in the upstairs living room and another in the spacious basement family room. Downstairs, you'll find a beautifully finished lower level with brand new plush carpet over a freshly poured concrete/epoxy base. This level includes a large family room, dedicated office space, generous storage, a third bathroom (3-piece), and a large bedroom with a huge double closet. Step out the back door onto a private deck overlooking your fully fenced backyard with lawn space, a hot tub (not currently in use and may require repairs), and a heated two-car garage—perfect for year-round use. Please note: The shingles will need replacement soon, and the home has been priced accordingly. This property is priced to sell fast—don't miss your chance! Call



your REALTOR® today to book a showing!

Built in 1964

### Essential Information

MLS® #	A2231587
Price	\$269,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,139
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	106 7 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 16th, 2025
Days on Market	44
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.