

# \$149,900 - 407 3 Avenue W, Hanna

MLS® #A2208830

**\$149,900**

3 Bedroom, 1.00 Bathroom, 1,565 sqft  
Residential on 0.22 Acres

NONE, Hanna, Alberta

Don't miss your chance to own this spacious 3-bedroom home situated on a generous 1.5 lots! Step inside to find a bright galley-style kitchen, a dedicated dining area, and a large living room—perfect for family gatherings or entertaining guests. Down the hall, you'll find a full bathroom, three comfortable bedrooms, a convenient laundry room, and a sizable mudroom for all your storage needs. Outside, enjoy the oversized single-car detached garage, plenty of off-street parking, and a huge backyard ready for your personal touch.

Location is everything—this home sits right across the street from a spray park, swimming pool, and recreational facilities, and is just minutes from schools and shopping. Whether you're a first-time buyer or looking for a solid investment, this home offers incredible value at an affordable price. Call your REALTOR® today—this opportunity won't last!

Built in 1960

## Essential Information

MLS® #	A2208830
Price	\$149,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,565
Acres	0.22



Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	407 3 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

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

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### Additional Information

Date Listed	April 4th, 2025
Days on Market	14
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.