



## 206 4 Avenue W, Hanna, Alberta - \$229,000



Main Photo

### Property Description

Welcome to this charming and well-maintained 1,107 sq ft single-family home located in the heart of Hanna, AB. Built in 1957, this home has been thoughtfully updated over the years and is truly move-in ready. The main floor features a large living room, three comfortable bedrooms with updated flooring, a modern walk-in shower in the bathroom, and a bright, functional kitchen that was refreshed in 2002 along with all-new vinyl windows and siding. Downstairs, you'll find a family room, a fourth bedroom, a flex room, a convenient 3-piece bathroom, and a secondary kitchen — perfect for entertaining, or added cooking space. The fully fenced and beautifully manicured backyard offers a peaceful outdoor retreat, while the front driveway and single-car garage at the back provide ample parking. With great curb appeal and a prime location just a short walk from downtown Hanna, the swimming pool, arena, and curling rink, this home is ideal for families, first-time buyers, downsizers, or anyone seeking a well-cared-for property in a welcoming community. Call today to schedule your viewing before it's too late.

### REALTOR Referral





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