

# \$375,000 - 601 7 Avenue W, Hanna

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MLS® #A2191802

**\$375,000**

4 Bedroom, 3.00 Bathroom, 2,608 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

Located in a highly desirable area close to schools and shopping, this spacious 4-bedroom, 3-bathroom home offers everything youâ€™ve been looking for. With over 2,600 sq. ft. of living space, this home is perfect for a growing family and ideal for hosting gatherings with friends and loved ones. It offers over 2,600 sq. ft. of living space. The modern kitchen is equipped with stainless steel appliances, while both the upper and lower living areas provide cozy gas fireplaces for warmth and ambiance. The master suite is a true retreat, complete with a luxurious 5-piece ensuite, a large walk-in closet, and a convenient laundry area. Youâ€™ll love relaxing on the spacious upper deck, perfect for enjoying your evenings. Additional features include a double detached garage with extra parking space, as well as central AC and a forced air furnace, ensuring comfort throughout the year. This home combines modern conveniences with a warm, inviting atmosphere that is perfect for both everyday living and entertaining. Donâ€™t miss your chance to make this incredible property your new home!

Built in 1967

## Essential Information

MLS® #                   A2191802

Price                     \$375,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,608
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	601 7 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

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

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Jetted Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Slab

**Additional Information**

Date Listed                      February 1st, 2025  
Days on Market                80  
Zoning                              R1

**Listing Details**

Listing Office                    eXp Realty

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