

# \$279,000 - 605 12 Avenue W, Hanna

MLS® #A2212757

**\$279,000**

2 Bedroom, 1.00 Bathroom, 2,020 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

Here's your chance to own a fully rented 4-unit complex – a perfect addition to any investor's portfolio! Whether you're new to real estate or expanding your current holdings, this property offers solid rental income and long-term potential. Each of the four spacious units features 2 bedrooms, 1 bathroom. Tenants enjoy the convenience of in-suite laundry and all essential appliances, including a fridge, stove, washer, dryer, and window A/C unit. Tenants are responsible for their own utilities (power, gas, and water), making this a hassle-free, income-generating property. With all units currently rented, you can step in and start earning from day one! Don't miss out on this great buy in a strong rental market – schedule your viewing today!

Built in 1979

## Essential Information

MLS® #	A2212757
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,020
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	605 12 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### Amenities

Amenities	None
Parking Spaces	2
Parking	None, Off Street

### Interior

Interior Features	Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	April 16th, 2025
Days on Market	5
Zoning	R3

### Listing Details



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.