

**221 2 ave E Avenue  
Hanna, Alberta**

**MLS # A2223895**



**\$99,900**

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Open Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	shed		

This home, with its unique charm and potential, offers spacious rooms and high ceilings. While it does need some updates and TLC, it's a fantastic opportunity to create a space that truly fits your style. The large rooms provide endless possibilities, and some thoughtful upgrades have already been completed, including the addition of a dishwasher in the kitchen, a redesigned bathroom that has been moved to create more space, and a well-thought-out addition that expands the living area. Situated on 2 lots, there's plenty of room for outdoor activities or future expansion. There are 2 bedrooms on the main level, one of which is the addition. Upstairs, a narrow staircase leads to a versatile flex space and a bonus room, both ready for your personal touch—whether you need an office, playroom, or extra storage. With a little vision and work, this home can be transformed into the perfect space for your needs!