

**420 1 Avenue W  
Hanna, Alberta****MLS # A2279569****\$25,500****Division:** Hanna**Lot Size:** 0.14 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R2**Water:** -**Sewer:** -**Utilities:** -

Large 6,250 sq. ft. fully cleared corner lot offering excellent development potential. A development permit has been applied for and approved for the installation of a manufactured dwelling. An approved variance allows a reduced minimum width of 20 feet, providing greater flexibility in home design and placement. Permit and variance are valid until September 9, 2026. Ideal opportunity for buyers wanting to live close to all services and recreational areas in a growing community!