

**607 7 Avenue W  
Hanna, Alberta****MLS # A2284873****\$239,000**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | NONE                                |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | 4 Level Split                       |        |                   |
| Size:     | 1,379 sq.ft.                        | Age:   | 1969 (57 yrs old) |
| Beds:     | 4                                   | Baths: | 2                 |
| Garage:   | Parking Pad, Single Garage Attached |        |                   |
| Lot Size: | 0.24 Acre                           |        |                   |
| Lot Feat: | Back Yard, Few Trees                |        |                   |

|             |                                 |
|-------------|---------------------------------|
| Heating:    | Forced Air, Natural Gas         |
| Floors:     | Carpet, Ceramic Tile, Linoleum  |
| Roof:       | Asphalt Shingle                 |
| Basement:   | Full                            |
| Exterior:   | Brick                           |
| Foundation: | Block                           |
| Features:   | Laminate Counters, Wood Windows |

|            |     |
|------------|-----|
| Water:     | -   |
| Sewer:     | -   |
| Condo Fee: | -   |
| LLD:       | -   |
| Zoning:    | R-1 |
| Utilities: | -   |

**Inclusions:** N/A

Unique 4-Level Split with Indoor Pool on Oversized Lot in Hanna Fixer upper Rare opportunity to own this 4-bedroom, 4-level split home situated on a lot and a half in the heart of Hanna, Alberta. Offering exceptional space and versatility, this property is ideal for families, investors, or buyers looking for something truly unique. Featuring four generous bedrooms, this home provides plenty of room for family living, entertaining, or home office options. The property is conveniently located just half a block from JCC K&ndash;12 School, making it an excellent choice for families with school-aged children. The fully fenced yard offers privacy and space for kids, pets, and outdoor enjoyment. Additional highlights include an attached garage and a two-car parking pad, providing ample parking and storage. The standout feature of this home is the indoor swimming pool, a rare find in this market. While the pool has been drained for several years and will require a new liner, all pool equipment is included, and the system was fully operational when last used&mdash;offering a fantastic opportunity to restore and customize this space to your vision. With solid bones, a desirable location, and incredible potential, this property is a standout in Hanna. Bring your ideas and make this one-of-a-kind home your own. Call your local Realtor to book a showing today!