

**107 4 Avenue E
Hanna, Alberta****MLS # A2210585****\$94,900****Division:** NONE**Type:** Residential/House**Style:** Bungalow**Size:** 810 sq.ft. **Age:** 1921 (105 yrs old)**Beds:** 2 **Baths:** 2**Garage:** Off Street**Lot Size:** 0.14 Acre**Lot Feat:** Back Lane, Back Yard**Heating:** Forced Air**Water:** -**Floors:** Laminate, Linoleum**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full**LLD:** -**Exterior:** Aluminum Siding**Zoning:** R2**Foundation:** Poured Concrete**Utilities:** -**Features:** See Remarks**Inclusions:** N/A

This charming home is full of potential and perfectly situated just a few blocks from Main Street, offering convenience and a great location. Recent updates make it move-in ready, including new flooring, a brand-new roof, fresh interior paint, upgraded electrical, new lighting fixtures, and 12 inches of blown-in insulation in the attic for improved energy efficiency. The home also features a new stove and some updated plumbing. Outside, you'll find a private yard with a handy storage shed—ideal for gardening tools or extra storage. Whether you're looking for a smart investment property or a cozy starter home, this one is a must-see!