

# \$95,000 - 510 1 Avenue W, Hanna

MLS® #A2228784

**\$95,000**

2 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.14 Acres

NONE, Hanna, Alberta

Perfect Starter, Retirement, or Investment Property! This well-maintained 2-bedroom, 2-bathroom home is an ideal choice whether you're looking to downsize, get into the market, or invest in a solid revenue property. Thoughtfully designed, the layout features two generously sized bedrooms located at opposite ends of the home for added privacy—each with its own full bathroom. Enjoy the open and inviting living room that flows into the eat-in kitchen—perfect for everyday living and entertaining. Recent updates include new flooring, fresh paint, and modernized bathrooms. With three decks on both the east and west sides, there's no shortage of space to relax outdoors. The home also features a convenient ramp for easy access, rear parking (gravel pad), and an outdoor storage shed. Ample space, practical features, and a well-planned layout make this home a must-see. At this price, it won't last long—book your showing today!

Built in 1988

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2228784 |
| Price          | \$95,000 |
| Bedrooms       | 2        |
| Bathrooms      | 2.00     |
| Full Baths     | 2        |
| Square Footage | 1,078    |



|            |                         |
|------------|-------------------------|
| Acres      | 0.14                    |
| Year Built | 1988                    |
| Type       | Residential             |
| Sub-Type   | Detached                |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 510 1 Avenue W |
| Subdivision | NONE           |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1P0        |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan                                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | Wall Unit(s)                                                       |
| Basement          | None                                                               |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Fire Pit, Storage |
| Lot Description   | Back Lane         |
| Roof              | Asphalt Shingle   |
| Construction      | Metal Siding      |
| Foundation        | Piling(s)         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | MD             |

### **Listing Details**



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