

# \$229,900 - 606 5 Avenue W, Hanna

MLS® #A2230030

**\$229,900**

4 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.18 Acres

NONE, Hanna, Alberta

Immaculate & Move-In Ready – 4 Bedroom, 2 Bathroom Home in Prime Location. Welcome to this well-maintained, move-in ready 4-bedroom, 2-bathroom home, located in a fantastic neighborhood just one block from JCC K-12 School. Enjoy the convenience of nearby shopping, recreational facilities, the community pool, and the arena—all just a short walk away. This home is comfortable and well laid out, offering 3 spacious bedrooms on the main floor, a full bathroom, a bright eat-in kitchen, and a large living room perfect for family gatherings. Most of the windows have been upgraded to vinyl, enhancing energy efficiency and comfort. Downstairs, you'll find a huge family room ideal for relaxing or entertaining, an additional bedroom, a full bathroom, a dedicated office space, laundry, utility room, and a cold storage room—perfect for canning or extra supplies. The furnace has been updated, and the hot water tank was replaced in 2018, providing peace of mind for years to come. Outside, this home continues to impress with an attached single-car garage, a covered carport, and a large double detached garage in the backyard—offering ample parking and workspace. The oversized lot is low maintenance and situated in a fabulous location that's hard to beat. Don't miss your chance to view this incredible property—book your appointment today!

Built in 1965



## Essential Information

MLS® #	A2230030
Price	\$229,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	606 5 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

## Amenities

Parking Spaces	5
Parking	Carport, Double Garage Detached, Off Street, Parking Pad, Single Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
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