

# \$375,000 - 601 7 Avenue W, Hanna

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MLS® #A2191802

**\$375,000**

4 Bedroom, 3.00 Bathroom, 2,608 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

Located in a highly desirable area close to schools and shopping, this spacious 4-bedroom, 3-bathroom home offers everything youâ€™ve been looking for. With over 2,600 sq. ft. of living space, this home is perfect for a growing family and ideal for hosting gatherings with friends and loved ones. It offers over 2,600 sq. ft. of living space. The modern kitchen is equipped with stainless steel appliances, while both the upper and lower living areas provide cozy gas fireplaces for warmth and ambiance. The master suite is a true retreat, complete with a luxurious 5-piece ensuite, a large walk-in closet, and a convenient laundry area. Youâ€™ll love relaxing on the spacious upper deck, perfect for enjoying your evenings. Additional features include a double detached garage with extra parking space, as well as central AC and a forced air furnace, ensuring comfort throughout the year. This home combines modern conveniences with a warm, inviting atmosphere that is perfect for both everyday living and entertaining. Donâ€™t miss your chance to make this incredible property your new home!

Built in 1967

## Essential Information

MLS® #                   A2191802

Price                     \$375,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,608       |
| Acres          | 0.17        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 601 7 Avenue W |
| Subdivision | NONE           |
| City        | Hanna          |
| County      | Special Area 2 |
| Province    | Alberta        |
| Postal Code | T0J 1P0        |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Parking Pad, Double Garage Detached, Off Street |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Jetted Tub                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, In Floor                                               |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 2                                                                  |
| Fireplaces        | Gas                                                                |
| Basement          | None                                                               |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Garden, Storage                      |
| Lot Description   | Back Lane, Corner Lot, Irregular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |

Foundation                      Slab

**Additional Information**

Date Listed                      February 1st, 2025  
Days on Market                79  
Zoning                              R1

**Listing Details**

Listing Office                    eXp Realty

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