

409 6 Avenue W  
Hanna, Alberta

MLS # A2275957

# \$29,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Vacant property located in a highly desirable area of Hanna, just steps from schools and convenient shopping. This 50' x 125' lot presents multiple possibilities for the right buyer—whether you are looking for a redevelopment project or an investment opportunity. The existing structure sits on a slab foundation and has been vacant for many years. The interior currently consists of three bedrooms and an open area where the kitchen and living space would have been. There is no clear indication of a bathroom location. Please note that there are currently no active services to the home, including electricity, gas, or water; all utilities would need to be reconnected. With its generous lot size, this property offers excellent potential to either renovate the existing structure or remove it and build a new home in a prime location with a spacious yard. Two sheds are located on the property and will remain with the sale. Priced to sell fast—schedule your viewing today and come take a look at this great opportunity. Ideal for investors, builders, or buyers looking to create something new in a prime location.