

# \$259,900 - 607 7 Avenue W, Hanna

MLS® #A2225494

**\$259,900**

4 Bedroom, 2.00 Bathroom, 1,559 sqft

Residential on 0.24 Acres

NONE, Hanna, Alberta

Unique 4-Bedroom Home with Indoor Pool – A Rare Opportunity in Hanna! Come take a look at this spacious 4-level split with so much to offer! Situated on a lot and a half, this versatile home is perfect for families of all sizes or those who love to entertain. With 4 generous bedrooms, there's plenty of space for everyone to spread out and feel at home. Located just half a block from JCC K-12 School, this home is ideal for families with school-aged children. The fully fenced yard offers excellent privacy – perfect for kids, pets, or simply enjoying the outdoors. There's also an attached garage plus a 2-car parking pad for extra convenience. And now for the showstopper: an indoor pool! Imagine the pool parties, family fun, or relaxing swims – year-round. The pool has been drained for a few years and will need a new liner, but all the operational equipment is included, and everything was functioning perfectly when last used. This is your chance to own a truly unique property in Hanna. With some updates, this could be your dream home – don't miss out!

Built in 1968

## Essential Information

MLS® #	A2225494
Price	\$259,900
Bedrooms	4



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,559
Acres	0.24
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	607 7 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Brick
Foundation	Block

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	47
Zoning	R1

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.