

\$169,900 - 1011 3rd Street, Hanna

MLS® #A2252501

\$169,900

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.08 Acres

NONE, Hanna, Alberta

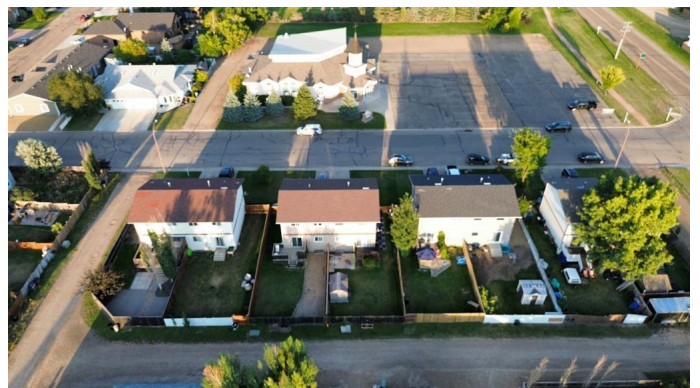
Charming Half Duplex in Prime Hanna Location! Ideal for First-Time Buyers, Investors, or Empty Nesters! Welcome to this well-maintained half duplex located in a quiet and friendly neighborhood in Hanna, Alberta. With 3 spacious bedrooms, 1 bathroom up and powered room at the entry door, convenient for guests. This home offers comfortable living for a variety of lifestyles. Whether you're a first-time home buyer, downsizing, or looking for a solid rental investment. Enjoy peace of mind with new windows throughout, providing excellent natural light and energy efficiency. The property is in great condition, making it move-in ready with little to no work needed. Ideally situated across from a church and just steps away from school, triplex amenities, Golf course and walking path, the location offers both convenience and a sense of community. Additional features: Functional layout with bright living spaces, Low-maintenance yard, Quiet, established neighborhood, and could be an Excellent rental potential. Don't miss this affordable opportunity in a great area of Hanna. Whether you're starting out, slowing down, or adding to your portfolio, this property checks all the boxes! Contact us today to schedule a viewing!

Built in 1975

Essential Information

MLS® #

A2252501



Price	\$169,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,113
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1011 3rd Street
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 28th, 2025
Days on Market 14
Zoning R2

Listing Details

Listing Office Harvest Real Estate

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.