

# \$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

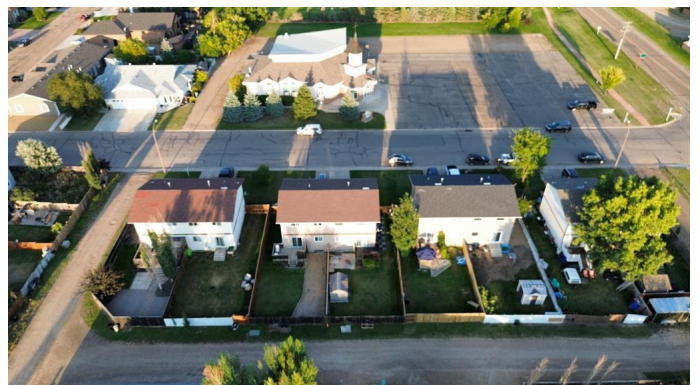
Charming Half Duplex in Prime Hanna Location! Ideal for First-Time Buyers, Investors, or Empty Nesters! Welcome to this well-maintained half duplex located in a quiet and friendly neighborhood in Hanna, Alberta. With 3 spacious bedrooms, 1 bathroom up and powered room at the entry door, convenient for 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            48  
Zoning                      R2

**Listing Details**

Listing Office              Harvest Real Estate

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