



GRASSROOTS
REALTY GROUP

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210 4 Avenue E
Hanna, Alberta

MLS # A2334658



\$195,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,925 sq.ft.	Age:	1913 (113 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Boiler	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Storage, Walk-In Closet(s)		

Inclusions: NA

Imagine the potential in this charming 4 bedroom character home, bursting with original charisma and personality. Please note the property has been vacant for approximately 2 years and experienced frozen pipes over the winter, resulting in water damage to flooring in some areas of the home. Additionally, the boiler system is no longer operational; buyers are responsible for their own inspection to determine repair or replacement requirements. This property is being sold in as is, where is condition, with no warranties or representations, as of the time of closing. That said, the bones and character of this home remain a rare find. You will enter into a lovely south facing covered porch, an inviting space for year round enjoyment. The main floor consists of a large living room and formal dining room with 9ft ceilings, both adorned with original wainscoting and hardwood maple floors. The kitchen, renovated in 2020, offers patio door access to your large deck, excellent for relaxing or entertaining. A 2 piece washroom and a large walk in pantry/boot room complete this level. Ascending the original grand staircase, illuminated by a large west facing cathedral window, you will find 4 bedrooms and a main bathroom renovated in 2023. The primary bedroom is generously sized with a walk in closet, three bedrooms are of ample size, and the fourth smaller bedroom is perfect for an infant or could easily be converted into a large dressing room. The lower level offers a laundry area and abundant storage with full height ceilings. This property sits on a massive lot with beautiful perennial gardens, a fire pit area, and a shaded deck. The rear parking area can accommodate an RV and a boat, a great bonus given the close proximity to Prairie Oasis Campground. A large seasonal work shed with built in benches is ideal for DIY projects, along with two additional garden sheds and

plenty of parking. Recent updates include a new electrical box (2021), hot water tank and water lines (2020), new appliances, interior paint, front entry stairs (2023), refinished deck (2023), coal chute cover (2023), kitchen renovation (2020), and bathroom renovations (2023). This is a wonderful opportunity for a buyer looking to restore a home full of character and make it their own.