

# \$279,000 - 605 12 Avenue W, Hanna

MLS® #A2212757

## \$279,000

2 Bedroom, 1.00 Bathroom, 2,020 sqft

Residential on 0.17 Acres

NONE, Hanna, Alberta

Here's your chance to own a fully rented 4-unit complex – a perfect addition to any investor's portfolio! Whether you're new to real estate or expanding your current holdings, this property offers solid rental income and long-term potential. Each of the four spacious units features 2 bedrooms, 1 bathroom. Tenants enjoy the convenience of in-suite laundry and all essential appliances, including a fridge, stove, washer, dryer, and window A/C unit. Tenants are responsible for their own utilities (power, gas, and water), making this a hassle-free, income-generating property. With all units currently rented, you can step in and start earning from day one! Don't miss out on this great buy in a strong rental market – schedule your viewing today!

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212757    |
| Price          | \$279,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 2,020       |
| Acres          | 0.17        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 605 12 Avenue W |
| Subdivision | NONE            |
| City        | Hanna           |
| County      | Special Area 2  |
| Province    | Alberta         |
| Postal Code | T0J 1P0         |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | None             |
| Parking Spaces | 2                |
| Parking        | None, Off Street |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Storage                              |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Burning                         |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Lot Description   | Back Lane            |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Vinyl Siding |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | R3               |

### Listing Details



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