

\$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	3
Zoning	R3

Listing Details



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