

# \$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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