# \$399,000 - 406 Fox Lake Trail, Hanna

MLS® #A2244054

## \$399,000

2 Bedroom, 1.00 Bathroom, 1,462 sqft Residential on 5.49 Acres

NONE, Hanna, Alberta

Discover the best of both worlds with this rare 5.49-acre residential acreage, ideally located on the edge of the Town of Hanna. Enjoy the tranquility of country living with the convenience of full town water and sewer services. This well-maintained 1,462 sq ft home blends character and updates, originally built in 1935 with a spacious addition completed in 2002. The home features 2 bedrooms, with a third bedroom currently converted into a convenient main floor laundry room. A cozy wood-burning stove adds warmth and charm, complemented by some updated flooring and windows. A durable metal roof provides peace of mind, and the detached double garage offers ample space for parking or storage, along with an additional shed for your tools and equipment. Whether you're looking for space to garden, raise animals, or simply enjoy privacy and open skies, this property delivers. Perfect for anyone seeking elbow room just minutes from all the amenities of town, this unique acreage is a must-see. Contact your agent today to schedule a showing.

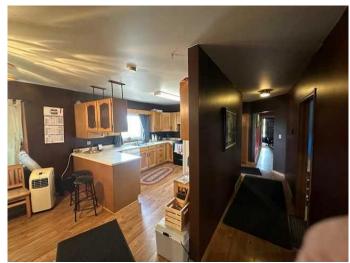
Built in 1935

#### **Essential Information**

MLS® # A2244054 Price \$399,000

Bedrooms 2





Bathrooms 1.00 Full Baths 1

Square Footage 1,462 Acres 5.49

Year Built 1935

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 406 Fox Lake Trail

Subdivision NONE City Hanna

County Special Area 2

Province Alberta
Postal Code T0J1P0

#### **Amenities**

Parking Double Garage Detached, Off Street

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Storage, Sump Pump(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, RV Hookup

Lot Description Cleared, Close to Clubhouse, No Neighbours Behind, Rectangular Lot

Roof Metal

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 29th, 2025

Days on Market 81

Zoning Residential Acreage

# **Listing Details**

Listing Office eXp Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.