

# \$390,000 - 14538 Township 294a Road, Hanna

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MLS® #A2259757

**\$390,000**

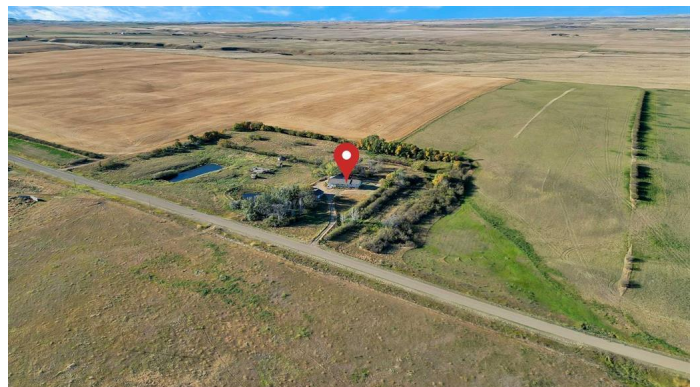
5 Bedroom, 3.00 Bathroom, 2,420 sqft

Residential on 7.01 Acres

NONE, Hanna, Alberta

Welcome to your own private piece of paradise just minutes from Hanna.

Set on 7 acres with trees, open green space, and prairie views, this bi-level bungalow offers the perfect mix of country charm, privacy, and modern comfort. Surrounded by wide-open skies and wildlife, this spacious home features 5 bedrooms and 3 bathrooms, making it ideal for families or anyone seeking a private retreat. Inside, a grand open foyer with ample storage leads to a bright, open-concept kitchen designed for family gatherings and entertaining. The dining area, complete with a custom table included with the home, flows seamlessly into the spacious living room. Expansive bay windows overlook the prairies, and a cozy double-sided fireplace creates warmth and character throughout. The main level hosts three large bedrooms, including a primary suite, alongside a fully renovated spa-style bathroom with dual sinks and a jetted tub. The lower level is built for relaxation and fun, with a generous rec room, two additional bedrooms, a full bathroom, and even a pool table that stays with the home. Outside, the property features an oversized double attached garage, a second detached workshop/garage with its own entrance, and a dedicated work area. With plenty of open yard space and natural surroundings, this acreage offers endless potential for hobbies, gatherings, or even livestock. Whether you're seeking a family homestead or a quiet getaway, this property delivers space,



comfort, and authentic Alberta living.

Built in 1982

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2259757                         |
| Price          | \$390,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,420                            |
| Acres          | 7.01                             |
| Year Built     | 1982                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 14538 Township 294a Road |
| Subdivision | NONE                     |
| City        | Hanna                    |
| County      | Special Area 2           |
| Province    | Alberta                  |
| Postal Code | T0J 1P0                  |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Utilities      | Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Connected |
| Parking Spaces | 5                                                                                            |
| Parking        | Double Garage Attached, Garage Door Opener, Single Garage Detached                           |
| # of Garages   | 3                                                                                            |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, Soaking Tub |
| Appliances        | Freezer, Refrigerator, Washer/Dryer, Stove(s)                  |
| Heating           | Central, Natural Gas                                           |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Many Trees    |
| Roof              | Shingle, Wood            |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 16                   |
| Zoning         | Acreage              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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