

\$235,500 - 816 James Crescent, Hanna

MLS® #A2263449

\$235,500

3 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.22 Acres

NONE, Hanna, Alberta

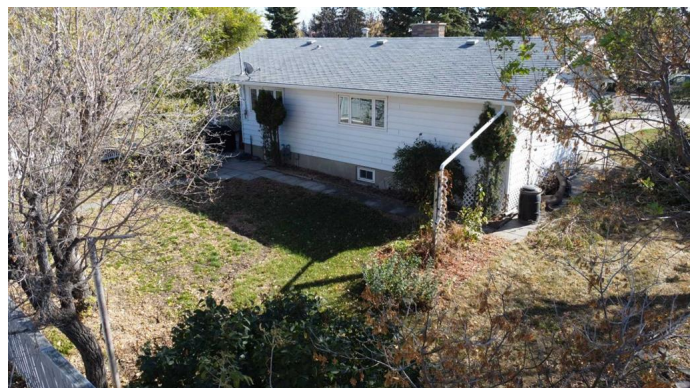
Looking for the perfect family home in a peaceful neighborhood? This well-cared-for property is located in a quiet, central area and sits on a large corner lot with plenty of space for the whole family. From the moment you arrive, youâ€™ll notice the pride of ownership and thoughtful updates that make this home truly move-in ready.

Recent upgrades include paint throughout the house, updated bathroom tiles and bathtub, vinyl windows (installed in 2013), a new hot water tank (2023), and updated soffit, eaves, and shingles â€” giving you peace of mind for years to come.

Step inside to find a bright and welcoming living space filled with natural light from the many windows. The kitchen and dining area flow nicely together, making family meals and entertaining easy. Downstairs offers a large family room â€” perfect for movie nights, a kidsâ€™ play area, or a cozy space to relax.

Outside, youâ€™ll appreciate the landscaped yard with established perennials, a fenced backyard for privacy, and plenty of room for kids or pets to play. Thereâ€™s also convenient RV parking and an attached single-car garage.

Located on a quiet crescent with fantastic neighbors, this home offers a wonderful sense of community and comfort. Quick possession



is available, so you can move in and start enjoying your new home right away.

Donâ€™t miss out on this great opportunity
â€” call your realtor today to schedule a showing!

Built in 1965

Essential Information

MLS® #	A2263449
Price	\$235,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	816 James Crescent
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Vinyl Windows, Bidet, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	2
Zoning	R1

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.