

\$199,900 - 305 4 Avenue, Warner

MLS® #A2082555

\$199,900

4 Bedroom, 2.00 Bathroom, 1,407 sqft

Residential on 0.21 Acres

NONE, Warner, Alberta

Looking for small town living, but under an hour from the City? This great property is located in Warner, only 45 minutes to Lethbridge, and a half hour away from the US border crossing. This 1407 3 level split home features 3+1 bedrooms, 2 full baths, large remodeled kitchen with stainless steel appliances, corner pantry, and large island, bright open living room, lower level family room, and attached work shop that can be easily transformed back into a single attached garage by adding back the over head garage door. Hard ware still in place. Upgrades over the last 10 years include: house shingles 2013, furnace and hot water tank 2015, basement bathroom 2021, and complete kitchen renovation 2021. You will love the 75'x124' fully landscaped lot, with large garden spot, deck off the dining area, extra parking off the back alley, and backyard underground sprinklers. Great property for a great price. Do not miss out!

Built in 1978

Essential Information

MLS® #	A2082555
Price	\$199,900
Sold Price	\$197,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,407
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	305 4 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Garden, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2023
Date Sold	October 19th, 2023
Days on Market	27

Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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