

\$169,900 - 309 4 Avenue, Warner

MLS® #A2090008

\$169,900

3 Bedroom, 2.00 Bathroom, 1,664 sqft

Residential on 0.29 Acres

NONE, Warner, Alberta

Looking for small town living, but under an hour from the city? This wonderfully renovated home is located in Warner, only 45 minutes to Lethbridge, and half an hour away from the US border crossing. Featuring 3 large bedrooms, 2 full baths, updated kitchen with movable island and stainless steel appliances, leading to an exquisite dining room with built in cabinetry and hardwood flooring, and a bright open living room. Renovations include: replaced sewer lines, 100 amp service, remodeled: kitchen, both bathrooms, master bedroom, vinyl plank flooring, metal roof, various exterior windows and doors, and siding refurbished. You will love the fully landscaped lot! A little Oasis of your own! Boasting a large garden with an apple, plum and cheery tree, saskatoon, goji berries and strawberries, and of course a small pond to relax beside. Don't miss out on this amazing property. Call your realtor today and book a viewing.

Built in 1910

Essential Information

MLS® #	A2090008
Price	\$169,900
Sold Price	\$164,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,664



Acres	0.29
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	309 4 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

Amenities

Parking Spaces	2
Parking	Gravel Driveway, None

Interior

Interior Features	Ceiling Fan(s), Sump Pump(s)
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped
Roof	Metal
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Combination, Poured Concrete, See Remarks

Additional Information

Date Listed	October 26th, 2023
Date Sold	May 3rd, 2024
Days on Market	190
Zoning	Residential

HOA Fees	0.00
Listing Details	
Listing Office	Royal Lepage South Country -



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