

# \$149,900 - 303 1 Avenue, Warner

MLS® #A2107184

**\$149,900**

3 Bedroom, 1.00 Bathroom, 1,387 sqft

Residential on 0.23 Acres

NONE, Warner, Alberta

If you're wanting quiet, small town living in nearby proximity to city amenities, then look no further than this hidden gem, situated in a rural village setting accessed by a divided, paved highway and about 40 minutes from Lethbridge and 20 minutes from the main Alberta snow bird escape route - Coutts and the US border crossing, for shopping in Great Falls. This home has a 10,000 square foot lot, complete with a three bedroom, 1 bath, 1,387 sq. ft home, large basement. All at an amazingly affordable price. This home has hardwood floors throughout, a large living room and adjoining dining room, good sized bedrooms with built in cabinetry. There is beautiful wood throughout the common areas, with an updated kitchen. Easy access steps to basement leading to an undeveloped family room, that can be developed to suit your needs. Huge yard has lots of trees and shrubs, including a fruit tree and a two car carport, plus 2 cars on the main driveway. There is ample room to construct a decent sized garage and loads of RV parking.

Built in 1942

## Essential Information

MLS® #	A2107184
Price	\$149,900
Sold Price	\$115,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	1,387
Acres	0.23
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	303 1 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### Amenities

Parking Spaces	3
Parking	Additional Parking, Asphalt, Attached Carport

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub
Appliances	Freezer, Gas Stove, Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Brick/Mortar

### Additional Information

Date Listed	February 10th, 2024
-------------	---------------------

Date Sold	June 16th, 2024
Days on Market	126
Zoning	R1
HOA Fees	0.00

**Listing Details**

Listing Office            CIR 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.