

\$596,900 - 96 5 Street, Warner

MLS® #A2110041

\$596,900

6 Bedroom, 3.00 Bathroom, 1,710 sqft
Residential on 4.12 Acres

NONE, Warner, Alberta

FULLY RENOVATED Acreage living in the small town of Warner. This gorgeous home sits on just over 4 acres and overlooks the Milk River Ridge. This 6 bedroom, 3 bathroom 2000 square foot bungalow has been taken right down to the studs and completely updated! New modern finishes like luxury vinyl plank flooring, titanium granite countertops, beautiful light fixtures, and the stunning mill work around the fireplace make this home a MUST see. The open concept main floor features a beautiful kitchen with new stainless steel appliances, a huge 9'x4' island, custom kitchen cabinets to the ceiling with soft close cupboards and drawers, under cabinet lighting, and a double under mount Silgranit sink. The kitchen also features a barn door that leads in to a cute walk into the Butler's pantry with coffee station. No detail has been overlooked in this very well laid out home. The main floor also features the Primary bedroom with a large walk in closet and ensuite with a custom tiled shower. This room overlooks the well manicured backyard with plenty of trees. Just off the garage you will find a custom mudroom with extra storage and a main floor laundry room. Up a few stairs is another neat bedroom with it's own balcony overlooking the backyard. The huge basement has room for everything, 3 large bedrooms, a bathroom, and a great size rec space with a tv room, and a games area too! Outside is a double attached heated garage with extra storage space. They have put all 4



acres of this beautiful property to good use, with a large fenced in pasture for animals, a great fire pit area, a garden, fruit trees, a kids play structure, and a chicken coop! There are three outbuildings. Past the tree line you will see another 2 acres. Youâ€™ll love the huge back deck that has been built around 3 incredible, mature trees, creating a lovely canopy, with all the shade on a hot Summer day! There has also been 500 feet of chain link fence just added with 10' access gate and 4' man gate. This property really is the best of both worlds, acreage living, but on municipal water and sewer, located just 2 blocks from the school and many amenities including a grocery store. Pride of ownership is an understatement here, this property has been transformed in to an immaculate oasis that you need to come and see! Call your Realtor today!

Built in 1982

Essential Information

MLS® #	A2110041
Price	\$596,900
Sold Price	\$590,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,710
Acres	4.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	96 5 Street
Subdivision	NONE

City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street, RV Access/Parking

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Playground, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Yard Lights, Pasture, Private
Roof	Metal
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	April 13th, 2024
Days on Market	38
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.