

\$158,000 - 511 6 Avenue, Warner

MLS® #A2125565

\$158,000

5 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.22 Acres

NONE, Warner, Alberta

Welcome to the village of Warner! Located just 40 mins south of Lethbridge and 30 mins north the U.S boarder where you can enjoy a little slower paced living. This large lot with trees is fully fenced, has a built in sandbox and a beautiful corner pond is complete with a 5 bedroom, 3 bathroom home. At 1,358 sq ft, there's plenty of room for a family. On the main floor you'll be greeted by an open entrance with electric fireplace leading into the spacious living room. The dining area just past there, leads into the kitchen which boasts new appliances and a clean crisp countertop flowing into another dining space with patio doors to the back deck where you can enjoy summer days. Down the hall you'll find a full 4pc bathroom and 3 bedrooms, one being the primary with large closet and 3 pc bathroom featuring a walk in shower. The laundry is conveniently located on the main floor also. The full basement awaits your finishing touches where there's a large family room with built in bar made for entertaining, 2 more bedrooms, one that was previously used as a salon so the sink is there, a 2pc bathroom and ample storage space. A 22'x24' garage is attached at the back of the home and has plenty of space for parking and storage with built in shelves. Hot water tank and Furnace have been replaced in the last 2 years, the shingles, pvc windows and siding were done not long ago. LED lights have also been recently installed so enjoy the colours and patterns of all the holiday themes! If you're



looking for a quiet community to get away to,
this is it.

Built in 1978

Essential Information

MLS® #	A2125565
Price	\$158,000
Sold Price	\$161,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold

Community Information

Address	511 6 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

Amenities

Parking Spaces	1
Parking	Garage Faces Side, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Entrance
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 27th, 2024
Days on Market	33
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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