

# \$449,000 - 70001 19-4 Range, Warner

MLS® #A2143558

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,503 sqft

Residential on 21.00 Acres

NONE, Warner, Alberta

Welcome to your country retreat! Nestled on 21 acres in beautiful Warner County, right by Stirling, this charming 1502 sqft bungalow offers the perfect blend of rural serenity and urban convenience.

This home features 3-bedrooms and 1.5-baths. The in-floor boiler heating ensures cozy comfort throughout the year, while the abundance of windows and French doors flood the interior with natural light, creating a warm and inviting atmosphere.

The property boasts several outbuildings, providing ample storage space for all your needs. With a dugout on the property and plenty of space, it's perfect for those looking to keep animals or start a hobby farm. Enjoy the best of both worlds with a quick 17-minute drive to Lethbridge, offering all the amenities and conveniences of city living.

Experience the tranquillity of country living without sacrificing proximity to urban amenities. This home offers space, comfort, and the perfect setting for creating lasting memories. Don't miss your chance to own this slice of country living.

Built in 2005

## Essential Information

MLS® # A2143558

Price \$449,000



Sold Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,503
Acres	21.00
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### Community Information

Address	70001 19-4 Range
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2E0

### Amenities

Utilities	Propane
Parking Spaces	5
Parking	Concrete Driveway, Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Propane
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cleared, Pasture, Rectangular Lot
Roof	Metal
Construction	Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 21st, 2024  
Date Sold                        July 19th, 2024  
Days on Market                28  
Zoning                            AG  
HOA Fees                        0.00

**Listing Details**

Listing Office                    REAL BROKER

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