

\$369,900 - 306 1 Avenue, Warner

MLS® #A2172163

\$369,900

3 Bedroom, 2.00 Bathroom, 1,757 sqft

Residential on 0.35 Acres

NONE, Warner, Alberta

Welcome to this beautiful home in the quaint village of Warner. This property has over 1700 sq ft of living space on a big 15000 sq ft corner lot. This home has been extensively renovated! The large kitchen has been redone in 2022. The master bedroom has a walk-in closet and a new 5 piece ensuite bathroom. There is another large bedroom with a 3 piece ensuite bathroom. It can be used as a family room and a walk-in closet can be created, if desired. The third bedroom would be a good child's room or den. The electricity has been upgraded and includes a new panel and meter box. Windows, hot water tank and furnace were replaced in 2018. All appliances are new as well. The added insulation and six ceiling fans keep the home cool in the summer and cozy in the winter. From the kitchen you have access to the large private 14'x32' deck. Plenty of space in the large attached (23'x27') double car garage. Outside the home is finished with new cedar siding and a new metal roof (2016). There are three storage sheds and a RV parking with a 30 Amp RV receptable. Warner is a growing community with a newly renovated school (K to grade 12), a grocery store, bakery, library, and a post office. For recreation you will find a curling rink, a hotel and bar, and a full-service gym. Milk River is only 13 minutes away where there is a hospital and larger grocery store. Lethbridge is a 35 minutes drive and has all amenities you will need.



Built in 1973

Essential Information

MLS® #	A2172163
Price	\$369,900
Sold Price	\$348,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,757
Acres	0.35
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	306 1 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	RV Hookup, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	November 6th, 2024
Days on Market	25
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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