



Anne French
Your REALTOR®
Love where you live.

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206 5 Street
Warner, Alberta

MLS # A2172251



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,410 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.66 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fridge, oven, washer, dryer, garden shed, computer desk

Welcome to the quiet town of Warner, where you will find this incredible home on almost three quarters of an acre, with an oversized, heated attached garage!! This home has been immaculately maintained by its current owners and the pride of ownership is evident as soon as you walk through the front door! With a stunning backyard, three large bedrooms upstairs, two full bathrooms, and a wide open family room in the basement, this home provides growing families with the space they need for kids to run around and play indoors or out! The home has central air conditioning, a new back fence, plenty of off street parking, new shingles, new windows, a spacious, main floor laundry room, tons of storage space, lots of cabinets in the kitchen, a garden shed, and so much more! Don't delay, this property is ready for its new owners!! Call your REALTOR® and book your showing today!