



Anne French  
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206 2 Avenue  
Warner, Alberta

MLS # A2172909



**\$300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Fridge, stove, range, dishwasher, washer/Dryer, central Vac

Welcome to 206 2 Ave in the charming, peaceful community of Warner, Alberta! This 5-bedroom, 2-bathroom home offers 1,139 sq. ft. of comfortable living space, perfect for families or first-time homebuyers. The main floor features a spacious kitchen with an island, providing extra prep space for cooking and entertaining! Durable vinyl plank flooring and a steel roof add both style and longevity. The property boasts a detached single garage and a versatile heated shop, perfect for hobbies or work. Whether you envision a woodworking studio, auto repair space, or even a home gym, this shop can become whatever you dream of! The large backyard includes access to a back alley for added convenience, and there's ample space for a garden or outdoor activities. A garden shed offers additional storage for tools and equipment! Built in 1980, this home sits on a quiet street in a welcoming neighborhood, making Warner a lovely place to live. Don't miss out on this fantastic opportunity to own a well-maintained property with so much potential!