



Anne French  
Your REALTOR®  
Love where you live.

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173038 Twp Rd 5-4  
Rural Warner No. 5, County of, Alberta

MLS # A2179156



**\$290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	28-5-17-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** stove

Located just a few minutes from the village of Warner, this 4.99 acre acreage provides you for the space, privacy, and tranquility you have been searching for! With three good-sized bedrooms, one full bathroom, lots of storage space in the basement, attached storage building, and shop, this acreage is any hobby farmer's dream! If you're looking to have some animals, plant a garden, utilize a shop for cars or other projects, and have a small family this is the place for you! The main level has an updated kitchen, large living room, and a cozy wood burning stove. The basement is partially finished with another bedroom, utility area, and lots of space for you to create a family room. If you're looking for a home with lots of great potential, look no further! Call your REALTOR® and book your showing today!