

\$898,000 - 54080, 202 Range, Rural Warner No. 5, County of

MLS® #A2199465

\$898,000

5 Bedroom, 3.00 Bathroom, 2,335 sqft
Residential on 4.05 Acres

NONE, Rural Warner No. 5, County of, Alberta

Welcome to your dream home! Step inside this magnificent home, where ICF concrete block walls provide exceptional energy efficiency and durability. The inviting foyer leads you into a beautifully crafted living room featuring soaring vaulted ceilings that create a very spacious feel. Natural light floods the living room, where you can relax next to your cozy wood stove with your family or when entertaining guests. The massive kitchen is a chef's dream, outfitted with stunning custom hickory cabinets and solid granite countertops that offer both beauty and functionality. Whether you're hosting a dinner party or enjoying a quiet meal with loved ones, this space is amazing, making cooking an absolute pleasure. The home boasts an expansive primary bedroom and ensuite complete with a luxurious soaker tub and steam shower. With four additional generously sized bedrooms provide ample space for family, guests, or a home office, adapting to your lifestyle needs. With a convenient walk-out basement, you'll find it easy and convenient to access your meticulously landscaped yard. The wrap-around deck is perfect for entertaining guests or just for relaxing and enjoying those warm summer days! This property is wired for a generator, ensuring peace of mind during any power outages. The in-floor heating system offers a cozy touch throughout every season, making your home



warm and comfortable in the winter months.
Conveniently connected to treated town water,
this home offers the best of rural living without
sacrificing modern amenities. Come and see
all that this amazing property has to offer!!

Built in 2009

Essential Information

| | |
|----------------|---|
| MLS® # | A2199465 |
| Price | \$898,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,335 |
| Acres | 4.05 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

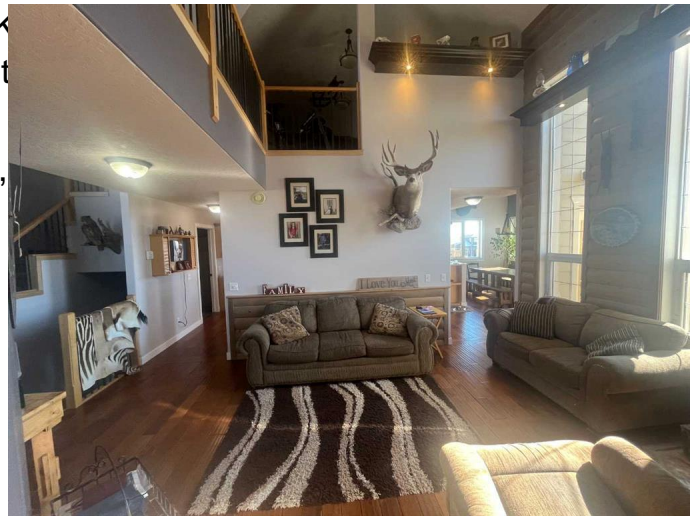
| | |
|-------------|-------------------------------|
| Address | 54080, 202 Range |
| Subdivision | NONE |
| City | Rural Warner No. 5, County of |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K 2S0 |

Amenities

| | |
|--------------|-------------------------------------|
| Parking | Double Garage Attached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s), K Tankless Hot Water, Vault Woodwork |
| Appliances | Dryer, Refrigerator, Stove(s), |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |



Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Rain Gutters, Storage |
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Gentle Sloping |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Manufactured Floor Joist |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 45 |
| Zoning | Country Residential |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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