

# \$165,000 - 406 3 Avenue, Warner

MLS® #A2213379

## \$165,000

3 Bedroom, 2.00 Bathroom, 1,530 sqft  
Residential on 0.16 Acres

NONE, Warner, Alberta

Welcome home in the Village of WARNER! If you are longing for small town affordable living then this Southern Alberta prairie town has so much to offer. Only 65 km to the big city of Lethbridge (and 38 km to the Coutts US border crossing), on a major easy highway drive you won't need to go to the city often as there is much to do in Warner. This property boasts an oversized double large treed lot, a big yard to enjoy, a very well kept home and space to expand, build a garage and even park an RV. A great location just off the downtown and across from the school and playground. This three bedroom, two full bathroom home has the added bonus of a 4 season heated year round sunroom addition giving you the extra space to enjoy any time of the year. An easy walk to anywhere in the village as you enjoy the shopping, recreation and history all this small-town living has to offer. Don't let this one pass you by - call your Realtor today and come see what all the buzz is about in this gem of a town.

Built in 1976

## Essential Information

MLS® #	A2213379
Price	\$165,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,530
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	406 3 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### **Amenities**

Parking Spaces	3
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees
Roof	Shingle
Construction	Mixed
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office

CIR REALTY



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