



GRASSROOTS
REALTY GROUP

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606 5 Street
Warner, Alberta

MLS # A2224627



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,917 sq.ft.	Age:	1918 (107 yrs old)
Beds:	4	Baths:	2
Garage:	Insulated, RV Access/Parking, Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential R
Foundation:	Other	Utilities:	-
Features:	High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

Its not very often where a beautiful character home can be updated and retain its original charm. This is one of those homes. The seller has tastefully updated this property with particular attention to energy efficiency gains through additional insulation and newer vinyl windows, all while retaining the home's original character. Entering into the home, you're immediately greeted with the high ceilings and abundance of natural light. You'll also notice how spacious this home is, with a large living room, and a dining area large enough for even the biggest of family gatherings. There are character touches like the crown moulding, a decorative fireplace, and a window seat area to soak in the natural light while cuddling with a good book. Moving into the kitchen you'll find a functional layout with plenty of cabinets, counterspace, and a breakfast nook. This home is so large that you'll even find 3 bedrooms, a renovated bathroom, and laundry all on the main floor. Upstairs you'll find an absolutely massive bonus room and a pair of office spaces. There are plenty of ways to add your personal flair to make this space your own. The basement is nearly complete, and just waiting for your finishing touches. Here you'll find a large family room with a rough in for a basement fireplace. You'll also find a future bedroom space, bathroom, and storage area. There's even a separate basement entrance and space to add a kitchen if one wanted to develop the space into a separate suite. Outside, you'll find an absolutely massive yard that's nearly a third of an acre. Out here you'll have plenty of space for the kids to run, to plant a garden, and to park the RV. You've even got an insulated single garage and plenty of additional off street parking. This is a truly unique home with plenty of charm. Check out the virtual tour and call your agent now to book your showing today!

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