



GRASSROOTS
REALTY GROUP

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202 4 Street
Warner, Alberta

MLS # A2232947



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,593 sq.ft.	Age:	1908 (117 yrs old)
Beds:	5	Baths:	1
Garage:	Off Street		
Lot Size:	0.32 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Vinyl	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this charming and beautifully updated 5-bedroom home in the heart of Warner, Alberta! Situated on a spacious third of an acre lot surrounded by mature trees, this property boasts incredible curb appeal with the beautiful yellow siding, abundant off-street parking, and the perfect blend of character and modern convenience. Step inside to discover an inviting open-concept kitchen, dining, and living area, ideal for entertaining or family living. The kitchen features stainless steel appliances, ample cabinetry, and a large pantry—offering both style and function. With five generous bedrooms, there's plenty of space for a growing family, guests, a home office or all of the above! The full bathroom is bright and well-appointed, and the basement offers extensive storage options and even more potential to personalize the space. You'll love the updated flooring and fresh paint throughout, enhancing the home's timeless charm while providing a modern touch. This is small-town living at its best—spacious, stylish, and full of warmth. Don't miss your chance to make this special property your new home!