



GRASSROOTS
REALTY GROUP

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301 3rd Avenue
Warner, Alberta

MLS # A2249990



\$210,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,213 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Level, Street Lighting, Underground		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s), Wood
Features:	High Ceilings, No Animal Home, Pantry, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Fridge, stove, b/i dishwasher, washer and dryer, window coverings, blinds, c/air, gas fireplace. underground sprinklers, fridge in garage and hot tub(as is)

Looking to get out of the big city? This 3 bedroom, 2 bath home sits on a beautiful corner lot in the small community of Warner. Lots of renovations over the years. Has central air, gas fireplace, and underground sprinklers. This home shows pride of ownership.