



**GRASSROOTS**  
REALTY GROUP

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**210 5 Street  
Warner, Alberta**

**MLS # A2259444**



**\$245,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	1.30 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Brush, City Lot, Corner Lot, Front Yard, Fruit		

**Heating:** Boiler, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** See Remarks

**Features:** Bookcases, Ceiling Fan(s), Kitchen Island, Sump Pump(s), Vinyl Windows, Wood Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Consider the advantages of Village living! Homes are much cheaper and taxes are too!! Warner is home to an elementary & secondary school, ice arena, curling arena, Lions Park, and Devil Coulee Dinosaur Museum., Automotive shop, Town Post Office and a variety of other small business. Located off Hwy #4 Warner is a clean and friendly community. Here is a house that is sitting on 1.3 acre lot that one can see was once a well groomed park like property. Picture oneself on the porch swaying on the hanging front porch!! This house was built in the mid 50's is the best estimate and that had an addition. There are a total of 4 bedrooms, 3 bathrooms, and some of the upgrades include a boiler, forced air furnace, hot water tank, and the shingles look to be in good shape. The exterior is vinyl siding. Some cosmetic updates inside would go a long way of turning this once loved home with lots of past history into a great start for the young family starting out.. If you are a truck driver and go through the Coutts border all the time calling this address home may be a great choice!! At this price you have some room for renovations and can enjoy the mature lot and location!!