



GRASSROOTS
REALTY GROUP

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501 6 Avenue
Warner, Alberta

MLS # A2279254



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,403 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: ICFs (Insulated Concrete Forms)

Foundation: ICF Block

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

Welcome to this beautifully updated 4-bedroom, 3-bathroom home in the heart of Warner & who's ready for small-town living!? This home has had some great recent updates, including all new flooring upstairs and brand-new carpet in the fully finished basement, giving the whole place a fresh, clean feel. With three bedrooms on the main level, including the primary bedroom with the laundry room conveniently right next door, the layout is super functional and family-friendly. The open design makes it easy to live in, host friends, or keep an eye on the kids. Downstairs, you'll love the large basement, which includes a big fourth bedroom and plenty of open space that could easily be set up as a gym, playroom, or movie area & you decide! Built in 2009, this home also features central A/C and a brand-new roof with gutter guards, so many of the big-ticket items are already taken care of. The oversized single garage gives you extra room for storage, tools, or hobbies. With 4 bedrooms, 3 full bathrooms, and tons of usable space, this home is a great fit for families or anyone looking for a comfortable, move-in-ready place in a welcoming community!