



GRASSROOTS
REALTY GROUP

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405 5 Avenue
Warner, Alberta

MLS # A2294490



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Driveway, Off Street, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

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

Get ready to fall in love with this Warner gem—packed with charm, space, and endless potential! This 3-bedroom, 1.5-bathroom home is bursting with features that make it perfect for young families or first-time home buyers looking to put down roots. Step inside to find beautiful hardwood floors, a massive full bathroom you’ll absolutely appreciate, a spacious primary bedroom, and built-in shelving and storage throughout that keeps everything organized and functional. Downstairs offers incredible versatility with a large family room, a convenient kitchenette, and even a certified wood-burning stove that adds warmth and character! The roof was just replaced in 2025 and a brand new hot water tank also adds some extra comfort in knowing some of the big things are already taken care of. Outside is where this property truly shines—situated on a back alley with a huge fenced backyard, you’ll have all the space you need for kids, pets, and entertaining, plus a single detached garage, carport, loads of off-street parking, and not one, not two, but THREE sheds for all your storage needs! This home truly has it all and then some—don’t miss your chance to make it yours, call your REALTOR® and book your showing today!