



**108 3 Street**  
**Warner, Alberta**

**MLS # A2296338**



**\$329,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,018 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

This beautifully updated two-storey home has been thoughtfully renovated to maintain the original character and charm of the property, offering nearly 2,100 sq ft of comfortable living space on a desirable corner lot in the welcoming community of Warner. Surrounded by mature trees, the property features a covered patio and lower wood deck &mdash; ideal for outdoor relaxation and entertaining. The expansive backyard includes two oversized sheds, providing ample storage with the potential to convert one into a garage with convenient street access. The large yard is perfect for gatherings with family and friends. Inside, you'll find a fully renovated kitchen complete with stainless steel appliances, updated plumbing, stylish vinyl plank flooring, and all-new lighting throughout the home. The spacious dining area opens to a warm and inviting living room, where you can cozy up by the wood-burning fireplace. A generous games room on the main floor offers flexible use &mdash; it could easily function as an office with its own entrance or be reimagined as an additional bedroom. Throughout the home, original wood details and thoughtfully preserved finishes add to the home's timeless appeal. Upstairs, you'll discover two expansive bedrooms, a brand new, fully renovated 4-piece bathroom, and a second-storey balcony that provides a peaceful spot to unwind. The basement includes a large games room, an additional bedroom, and a half-bath, with plumbing already in place and ready for the addition of a full bathroom if desired. Recent updates include select windows and doors replaced in the past six years, a newer furnace and hot water tank, and a roof that was replaced approximately 10 years ago. Located just a few blocks from the local bakery, and with Warner School (offering early learning through Grade 12) nearby, this property combines

small-town living with modern comfort. If you're looking for a unique and inviting home in a close-knit community, contact your REALTOR® today to arrange a private showing!