



**306 4th Avenue
Warner, Alberta**

MLS # A2299040



\$179,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1954 (72 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Driveway, Gravel Driveway, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, b/i dishwasher (as is), washer and dryer, wall air conditioner, sump pump.

Great bungalow home, in the quiet community of Warner with 1 bedroom, 1 bathroom on the main floor, the basement is partially developed with one big area that could be split into 2 more bedrooms or 1 bedroom and still space for family area. Large yard and single car detached garage with metal roof..