



**GRASSROOTS**  
REALTY GROUP

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**102 County Road  
Warner, Alberta**

**MLS # A2299916**



**\$125,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	649 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Metal

**Basement:** Crawl Space

**Exterior:** Aluminum Siding , Wood Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** All inclusions as is where is

Opportunity meets charm in the heart of Warner! This incredible property features a generously sized, fully fenced lot surrounded by mature trees and established greenery—creating a private, peaceful setting that truly shines in the spring and summer months. The quaint home offers 1 bedroom and 1 bathroom, making it an ideal option for a rental, a cozy space for a couple or single owner, or a holding property while you plan and build your dream home. With plenty of off-street parking and two very large sheds in the backyard providing ample storage, this property offers both functionality and flexibility. A rare find with endless potential—call your REALTOR® today to book your showing!