



34021 RR 16-3
Rural Warner No. 5, County of, Alberta

MLS # A2151381

\$455,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,343 sq.ft.	Age:	1953 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Single Garage Att		
Lot Size:	1.90 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, See Remarks		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RESIDENTIAL AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: Pressure tank, Sheds/Chicken coop, Wood stove in porch

Country Farmstead...hobby farm, or just the atmosphere! Lots of character with many upgrades over the years (roof, windows, furnace, AC, plumbing & electrical). This 2 storey family property has seen quite a rejuvenation over the past 3 years. Most recently housing chickens (coop & yard), sheep, rabbits, quail....but could be set up to suit your dreams. A real country kitchen LARGE & bright, main floor laundry room, formal dining area with a sunny living room open to the front entry with wood burning stove (new & certified). On the main floor you'll also find 2 bedrooms and a 4 pce bath. Upstairs is home to 2 more bedrooms and a LARGE room to develop to your needs. Downstairs you'll find another bedroom (windows do not meet egress) and a 3 pce bath, with room to expand your development. Lots of character with archways, solid wood doors and glass door knobs. Very well maintained home on the North Milk River Water Co-op. Large garden, flower beds and plenty of fruit trees/shrubs (cherry, plum, pear, gooseberry, saskatoon, raspberry). The rear deck (awaiting your plans) overlooks the back yard. The attached garage has seen new wiring, lighting, insulation and been finished in plywood. This property has mature trees on 3 sides. Only 10 minutes from Warner or Milk River, and a short drive to the US border. This country home has so much to enjoy!