



GRASSROOTS
REALTY GROUP

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**206 2 Avenue
Warner, Alberta**

MLS # A2172909



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, stove, range, dishwasher, washer/Dryer, central Vac

Welcome to 206 2 Ave in the charming, peaceful community of Warner, Alberta! This 5-bedroom, 2-bathroom home offers 1,139 sq. ft. of comfortable living space, perfect for families or first-time homebuyers. The main floor features a spacious kitchen with an island, providing extra prep space for cooking and entertaining! Durable vinyl plank flooring and a steel roof add both style and longevity. The property boasts a detached single garage and a versatile heated shop, perfect for hobbies or work. Whether you envision a woodworking studio, auto repair space, or even a home gym, this shop can become whatever you dream of! The large backyard includes access to a back alley for added convenience, and there's ample space for a garden or outdoor activities. A garden shed offers additional storage for tools and equipment! Built in 1980, this home sits on a quiet street in a welcoming neighborhood, making Warner a lovely place to live. Don't miss out on this fantastic opportunity to own a well-maintained property with so much potential!