



GRASSROOTS
REALTY GROUP

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508 6th Avenue
Warner, Alberta

MLS # A2207869



\$289,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Walk-In Closet(s)		

Inclusions: Fridge, stove, washer and dryer, w/coverings, c/vac and attachments, garage door opener and control, shed

Great family home located in the quiet community of Warner. Bungalow home with 3 bedrooms, 3 bathrooms, basement is undeveloped, double car attached garage, nice location with fenced yard. Only 15 minutes to the US/Canada port of entry and 35 minutes to the City of Lethbridge.