

# \$298,500 - 202 4 Street, Warner

MLS® #A2186427

**\$298,500**

3 Bedroom, 1.00 Bathroom, 1,528 sqft  
Residential on 0.32 Acres

NONE, Warner, Alberta

Charming Small Town Living in Warner,  
Alberta!

Welcome to a delightful homestead property in the heart of Warner, Alberta - a charming farming town that embodies the warmth and serenity of small town living. With classic curb appeal and a sprawling 13,959 sq/ft lot! This home is perfect for those looking to escape the hustle and bustle of city life while remaining within reach of urban conveniences, with Lethbridge being only 65km away.

Inside, you'll find four spacious bedrooms and cozy living areas that boast comfort and character. The home's solid bones provide a fantastic foundation for future updates or renovations, making it a great investment with endless potential. The expansive lot not only offers ample outdoor space for children to play, pets to roam, and gardens to flourish, but it also presents exciting development opportunities for those looking to expand or create something new.

Warner is a close knit and welcoming community, known for its great school division, friendly neighbours, and peaceful surroundings. Whether you're searching for the perfect place to raise a family, retire in tranquility, or invest in a growing community, this property is a rare gem with incredible possibilities.



Embrace the charm of small-town living with this wonderful home and schedule your showing today!

Built in 1908

### Essential Information

MLS® #	A2186427
Price	\$298,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,528
Acres	0.32
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	202 4 Street
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Additional Parking

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Other
Lot Description	City Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 30th, 2025
Days on Market	67
Zoning	Residential

## Listing Details

Listing Office	REAL BROKER
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