

# \$159,900 - 208 2 Avenue, Warner

MLS® #A2197610

**\$159,900**

2 Bedroom, 1.00 Bathroom, 1,115 sqft  
Residential on 0.32 Acres

NONE, Warner, Alberta

Handyman's Special! An older bungalow home on a large lot. It has a nice sized front entrance, large living room with a wood burning stove, separate dining room, and a galley style kitchen. It has two bedrooms and 1 bathroom with a cute soaker tub. The basement has a partial finished room great for storage and an unfinished area with the furnace and water tank. The yard is huge with lots of bushes for privacy. It has a single car garage in the back that could use some work. If you are looking for an affordable place to live, a flipper, or revenue property this could be the home for you. Come check it out!

Built in 1945

## Essential Information

MLS® #	A2197610
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	0.32
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	208 2 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning Stove
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	55
Zoning	Residential

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.