

# \$425,000 - 402 1 Avenue, Warner

MLS® #A2217003

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,956 sqft

Residential on 3.20 Acres

NONE, Warner, Alberta

BRING THE HORSES, A HORSE LOVERS DREAM!!!! !! All TOWN AMENITIES INCLUDING WATER AND SEWER !!! THIS LITTLE PIECE OF PARADISE features a Ranch style bungalow, 4 bedrooms, 2baths , 1,956 sq.ft situated on 3.53 acres right in the quiet town of Warner. A Ideally located 30mins to Lethbridge and 20mins to the Coutts/Sweetgrass U.S.A border crossing. All one level, solid concrete home. Perfect for animals, green thumbs , family or retirement style living. This home has had upgrades and renovations in the last few years including newer windows, doors, landscaping, newer roof, solar panels and more. This property boasts 2 outbuilding/sheds, a huge back yard with a garden that is second to none and will have all your friends and family envious of the beautiful perennial flowers, fresh fresh fruit trees of all sorts, and self sustainable produce you will have. Even 13 solar panels !!!Extremely efficient home that helps cut the increasing cost of living. Beautifully landscaped with horseshoe driveway and tons of curb appeal. Huge Attached Heated double garage 24 x32 ft. with tons and tons of parking. Space here for everything, the South section is even fenced off for larger livestock cows ,sheep, goats and horses.

Built in 1977

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217003                         |
| Price          | \$425,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,956                            |
| Acres          | 3.20                             |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 402 1 Avenue            |
| Subdivision | NONE                    |
| City        | Warner                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 2L0                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Open Floorplan           |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard, Boiler, High Efficiency, Hot Water        |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Wood Burning                                         |
| Basement          | None                                                 |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, Sloped Up |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Concrete        |
| Foundation   | Slab            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | May 2nd, 2025       |
| Days on Market | 102                 |
| Zoning         | Country Residential |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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