

# \$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, Sloped Up, Secluded

Roof	Asphalt Shingle
Construction	Concrete
Foundation	Slab

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	19
Zoning	Country Residential

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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