

# \$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, youâ€™ll find four spacious bedrooms and cozy living areas that boast comfort and character. The homeâ€™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 | 93                 |
| Zoning         | Residential        |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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