

# **\$415,000 - 172036 Twp Rd 3-4, Rural Warner No. 5, County of**

---

MLS® #A2187687

**\$415,000**

4 Bedroom, 2.00 Bathroom, 2,299 sqft  
Residential on 10.68 Acres

NONE, Rural Warner No. 5, County of, Alberta

This sprawling bungalow on over ten and a half acres offers you and your family the picture perfect, hobby farm dream!! When you pull up to the home you will appreciate the oversized double attached garage, the fresh country air, the large front patio, the walk out basement, and the ample pasture land for your animals! Some of the convenient features of this home include: radiant baseboard/boiler system heat (fantastic for keeping utility costs lower and a more steady constant heat throughout the home), unlimited co-op water that flows into a 30,000 gallon cistern underneath the garage, the open concept main level, the massive island in the kitchen, and the generously sized bedrooms throughout the home! This property has a third bathroom roughed in downstairs that awaits your finishing touches and several storage rooms in the basement as well that could be used as spaces for your camping, hunting, fishing, or canning supplies! Located just a few minutes from the town of Warner, this property provides you with the quiet, down-to-earth life style that you have been searching for! Here you can grow your own food, raise your own animals, and not be bothered by the hustle and bustle of big city life. The wood burning fireplace in the living room, the plentiful cabinetry in the kitchen, and the back mud hall area between the garage and the main house are all little bonuses that make this house one



that you can call home! Don't delay, call your REALTOR® and book your showing today!

Built in 1979

### Essential Information

MLS® #	A2187687
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,299
Acres	10.68
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	172036 Twp Rd 3-4
Subdivision	NONE
City	Rural Warner No. 5, County of
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Stove(s), Washer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

## Exterior

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 20th, 2025
Days on Market	107
Zoning	CR

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.