

# \$139,000 - 304 3 Avenue, Warner

MLS® #A2229234

**\$139,000**

2 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 0.24 Acres

NONE, Warner, Alberta

Super affordable living in Warner! This 2 bedroom bungalow with a huge yard and 20'x28' garage is a great place to call home. Upgrades in recent years to this cute home with some of the original character still intact include; fiber cement siding, a bathroom renovation, and a new roof. There is ample parking and a nice sized garage for working on projects. Lots of room in the backyard for a garden, or to build another garage. Warner is a quiet and peaceful community that has a K-12 school and is an easy drive to Lethbridge for everything you need. Call your REALTOR® and come take a look at this great home!

Built in 1952

## Essential Information

MLS® #	A2229234
Price	\$139,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	932
Acres	0.24
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	304 3 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	57
Zoning	R-Residential

## Listing Details

Listing Office	Parry Williams Real Estate Ltd.
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