

# \$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 Yard, Back Lane |
| Roof              | Asphalt Shingle      |
| Construction      | See Remarks          |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 60             |
| Zoning         | R-Residential  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Parry Williams Real Estate Ltd. |
|----------------|---------------------------------|

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