

# \$165,000 - 406 3 Avenue, Warner

MLS® #A2213379

## \$165,000

3 Bedroom, 2.00 Bathroom, 1,530 sqft  
Residential on 0.16 Acres

NONE, Warner, Alberta

Welcome home in the Village of WARNER! If you are longing for small town affordable living then this Southern Alberta prairie town has so much to offer. Only 65 km to the big city of Lethbridge (and 38 km to the Coutts US border crossing), on a major easy highway drive you won't need to go to the city often as there is much to do in Warner. This property boasts an oversized double large treed lot, a big yard to enjoy, a very well kept home and space to expand, build a garage and even park an RV. A great location just off the downtown and across from the school and playground. This three bedroom, two full bathroom home has the added bonus of a 4 season heated year round sunroom addition giving you the extra space to enjoy any time of the year. An easy walk to anywhere in the village as you enjoy the shopping, recreation and history all this small-town living has to offer. Don't let this one pass you by - call your Realtor today and come see what all the buzz is about in this gem of a town.

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2213379  |
| Price      | \$165,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                         |
|----------------|-------------------------|
| Square Footage | 1,530                   |
| Acres          | 0.16                    |
| Year Built     | 1976                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 406 3 Avenue            |
| Subdivision | NONE                    |
| City        | Warner                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 2L0                 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 3                           |
| Parking        | Gravel Driveway, Off Street |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Basement          | None                                                               |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Other                                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees |
| Roof              | Shingle                                                                  |
| Construction      | Mixed                                                                    |
| Foundation        | Piling(s)                                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 60               |
| Zoning         | R-1              |

## Listing Details

Listing Office

CIR REALTY



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