

# \$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	64
Zoning	R-Residential

## Listing Details

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

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.