

# \$100,000 - 404 5 Avenue, Warner

MLS® #A2262391

## \$100,000

3 Bedroom, 1.00 Bathroom, 1,433 sqft

Residential on 0.18 Acres

NONE, Warner, Alberta

Investor Alert in Warner!

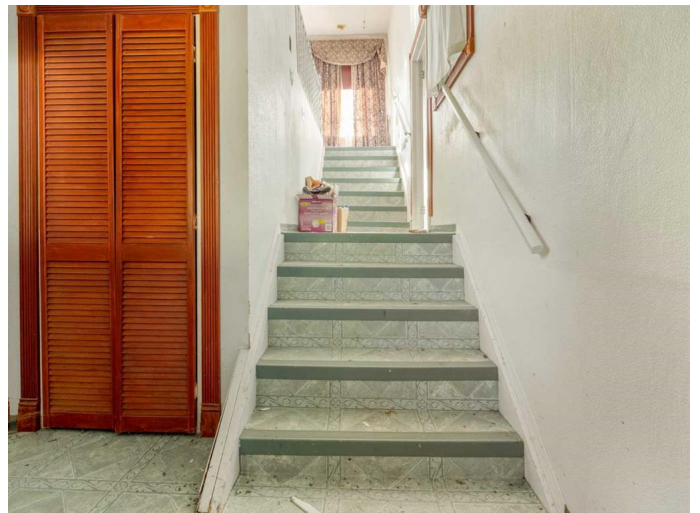
Affordable opportunity in the quiet community of Warner! This 3-bedroom, 1-bath detached home sits on a spacious lot and includes a single garage. The property has been neglected over the years and will require some TLC , itâ€™s perfect for anyone looking to build equity, renovate, or add to their rental portfolio. At just \$100,000, this is one of the most affordable detached homes in Southern Alberta.

Bring your vision, roll up your sleeves, and take advantage of this rare chance to own a standalone property with great potential!

Built in 1978

## Essential Information

MLS® #	A2262391
Price	\$100,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,433
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey



Status	Active
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### Community Information

Address	404 5 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Washer/Dryer
Heating	See Remarks
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Metal
Construction	Other
Foundation	Other

### Additional Information

Date Listed	October 7th, 2025
Zoning	R

### Listing Details

Listing Office	LPT Realty
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