

**210 5 Street
Warner, Alberta****MLS # A2259444****\$245,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,046 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	1.30 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, City Lot, Corner Lot, Front Yard, Fruit		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	See Remarks	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, Sump Pump(s), Vinyl Windows, Wood Windows		

Inclusions: n/a

Consider the advantages of Village living! Homes are much cheaper and taxes are too!! Warner is home to an elementary & secondary school, ice arena, curling arena, Lions Park, and Devil Coulee Dinosaur Museum., Automotive shop, Town Post Office and a variety of other small business. Located off Hwy #4 Warner is a clean and friendly community. Here is a house that is sitting on 1.3 acre lot that one can see was once a well groomed park like property. Picture oneself on the porch swaying on the hanging front porch!! This house was built in the mid 50's is the best estimate and that had an addition. There are a total of 4 bedrooms, 3 bathrooms, and some of the upgrades include a boiler, forced air furnace, hot water tank, and the shingles look to be in good shape. The exterior is vinyl siding. Some cosmetic updates inside would go a long way of turning this once loved home with lots of past history into a great start for the young family starting out.. If you are a truck driver and go through the Coutts border all the time calling this address home may be a great choice!! At this price you have some room for renovations and can enjoy the mature lot and location!!