

**404 5 Avenue
Warner, Alberta**

MLS # A2262391

\$75,000



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,433 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	See Remarks	Water:	-
Floors:	Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R
Foundation:	Other	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

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 , it'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!