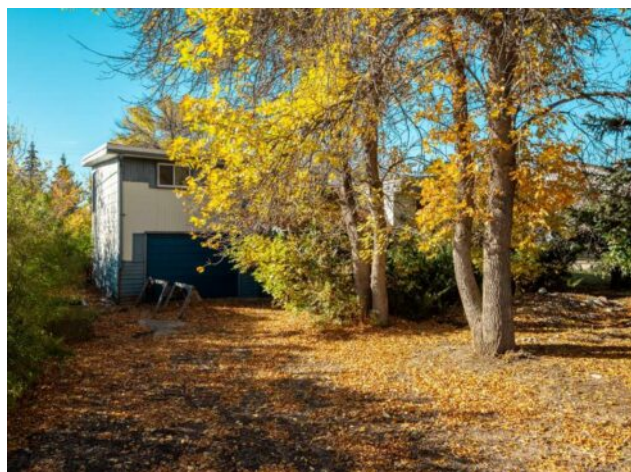


**404 5 Avenue
Warner, Alberta****MLS # A2262391****\$75,000**

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**Floors:** Other**Roof:** Metal**Basement:** None**Exterior:** Other**Foundation:** Other**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R**Utilities:** -**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!