

**104 2nd Street  
Warner, Alberta****MLS # A2279432****\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gazebo, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, gas stove, washer, blinds, shed, gazebo

Great property located in the quiet community of Warner, sitting on a 100x190sq/ft fenced lot with RV parking and RV parking hook-ups, 12x22 single car detached garage and large shed. The home has 3 bedrooms, 1 -4 pc bathroom, large living room addition along with a generous sized mud room leading out onto a small deck to the huge back yard. The kitchen is a good size with a breakfast island and gas stove. At the front of the home is either another good sized living room or could be used as a dining area. The home has a large covered deck and carport. This is a great property, in a quiet community located 35 minutes to the City of Lethbridge and 20 minutes to the US/Canada port of entry.