

**104 2nd Street
Warner, Alberta**

MLS # A2279432



\$179,900

Division: NONE

Type: Residential/Manufactured House

Style: Mobile Home-Single Wide

Size: 1,370 sq.ft. **Age:** 1975 (51 yrs old)

Beds: 3 **Baths:** 1

Garage: Carport, Off Street, RV Access/Parking, Single Garage Detached

Lot Size: 0.44 Acre

Lot Feat: Back Yard, Corner Lot, Gazebo, Landscaped, Level, Street Lighting

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Rolled/Hot Mop

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: Residential

Foundation: Piling(s)

Utilities: -

Features: See Remarks

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

Great property located in the quite 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.