# \$159,900 - 208 2 Avenue, Warner

MLS® #A2197610

## \$159,900

2 Bedroom, 1.00 Bathroom, 1,115 sqft Residential on 0.32 Acres

NONE, Warner, Alberta

Handyman's Special! An older bungalow home on a large lot. It has a nice sized front entrance, large living room with a wood burning stove, separate dining room, and a galley style kitchen. It has two bedrooms and 1 bathroom with a cute soaker tub. The basement has a partial finished room great for storage and an unfinished area with the furnace and water tank. The yard is huge with lots of bushes for privacy. It has a single car garage in the back that could use some work. If you are looking for an affordable place to live, a flipper, or revenue property this could be the home for you. Come check it out!



### **Essential Information**

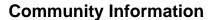
MLS® # A2197610 Price \$159,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 1,115
Acres 0.32
Year Built 1945

Type Residential
Sub-Type Detached
Style Bungalow
Status Active









Address 208 2 Avenue

Subdivision NONE
City Warner

County Warner No. 5, County of

Province Alberta
Postal Code T0K 2L0

### **Amenities**

Parking Spaces 4

Parking Off Street, Single Garage Detached

# of Garages 1

## Interior

Interior Features Laminate Counters, See Remarks
Appliances Dishwasher, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Masonry, Wood Burning Stove

Has Basement Yes

Basement Unfinished, Partial

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed February 26th, 2025

Days on Market 58

Zoning Residential

## **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services