



406 3 Avenue , Warner, Alberta - \$165,000



Property Description

Welcome home in the Village of WARNER! If you are longing for small town affordable living then this Southern Alberta prairie town has so much to offer. Only 65 km to the big city of Lethbridge (and 38 km to the Coutts US border crossing), on a major easy highway drive you won't need to go to the city often as there is much to do in Warner. This property boasts an oversized double large treed lot, a big yard to enjoy, a very well kept home and space to expand, build a garage and even park an RV. A great location just off the downtown and across from the school and playground. This three bedroom, two full bathroom home has the added bonus of a 4 season heated year round sunroom addition giving you the extra space to enjoy any time of the year. An easy walk to anywhere in the village as you enjoy the shopping, recreation and history all this small-town living has to offer. Don't let this one pass you by - come see what all the buzz is about in this gem of a town.

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