

# \$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!

Built in 1945

## 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

## Community Information



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	57
Zoning	Residential

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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