

**501 6 Avenue
Warner, Alberta**

MLS # A2279254



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,403 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

Welcome to this beautifully updated 4-bedroom, 3-bathroom home in the heart of Warner — who's ready for small-town living!? This home has had some great recent updates, including all new flooring upstairs and brand-new carpet in the fully finished basement, giving the whole place a fresh, clean feel. With three bedrooms on the main level, including the primary bedroom with the laundry room conveniently right next door, the layout is super functional and family-friendly. The open design makes it easy to live in, host friends, or keep an eye on the kids. Downstairs, you'll love the large basement, which includes a big fourth bedroom and plenty of open space that could easily be set up as a gym, playroom, or movie area — you decide! Built in 2009, this home also features central A/C and a brand-new roof with gutter guards, so many of the big-ticket items are already taken care of. The oversized single garage gives you extra room for storage, tools, or hobbies. With 4 bedrooms, 3 full bathrooms, and tons of usable space, this home is a great fit for families or anyone looking for a comfortable, move-in-ready place in a welcoming community!