



Anne French
Your REALTOR®
Love where you live.

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102 County Road
Warner, Alberta

MLS # A2299916



\$125,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	649 sq.ft.	Age:	1950 (76 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Metal

Basement: Crawl Space

Exterior: Aluminum Siding , Wood Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: All inclusions as is where is

Opportunity meets charm in the heart of Warner! This incredible property features a generously sized, fully fenced lot surrounded by mature trees and established greenery—creating a private, peaceful setting that truly shines in the spring and summer months. The quaint home offers 1 bedroom and 1 bathroom, making it an ideal option for a rental, a cozy space for a couple or single owner, or a holding property while you plan and build your dream home. With plenty of off-street parking and two very large sheds in the backyard providing ample storage, this property offers both functionality and flexibility. A rare find with endless potential—call your REALTOR® today to book your showing!