

**102 County Road  
Warner, Alberta**

**MLS # A2299916**

**\$105,000**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**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!