

# \$409,000 - 503 6 Avenue, Warner

MLS® #A2261942

**\$409,000**

4 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.22 Acres

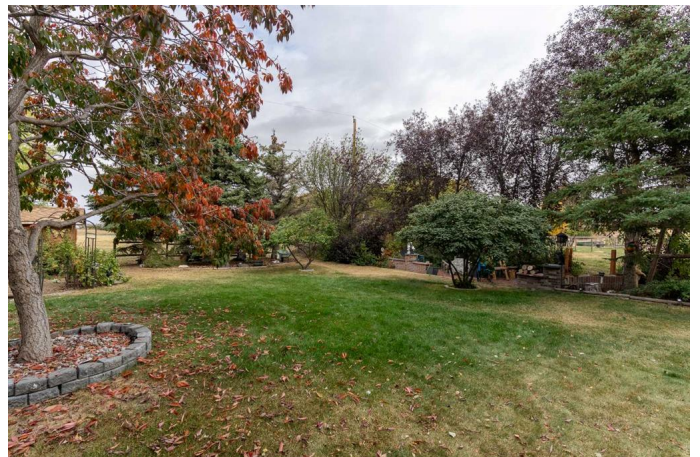
NONE, Warner, Alberta

Welcome to this beautiful 4 bedroom, 3 bathroom family home nestled in the charming town of Warner, Alberta. Set on an oversized, park like lot, this property offers an incredible blend of space, privacy, and natural beauty. Mature trees and thoughtfully landscaped gardens create a tranquil atmosphere, while the lush greenery and peaceful water feature in the backyard make it a true outdoor sanctuary. Whether you're entertaining or simply unwinding, the spacious patio is the perfect spot to enjoy long summer evenings surrounded by nature.

Inside, the home has been designed with family living in mind. The main level features a bright and inviting open concept layout that seamlessly connects the living, dining, and kitchen areas, making it easy to gather and entertain. The kitchen offers plenty of storage and counter space, while large windows fill the home with natural light and provide lovely views of the property. With four comfortable bedrooms and three full bathrooms, there's ample room for everyone in the family to have their own space.

Downstairs, a generous recreation room provides even more room to relax, host game nights, or set up a home theatre or play area. It's a versatile space that adapts beautifully to any lifestyle.

Located in the welcoming town of Warner, this property combines the best of small town living with everyday convenience. Known for its close knit community, friendly neighbours, and



peaceful setting, Warner offers an ideal environment to raise a family or enjoy a slower pace of life. Great local schools, community events, and small businesses add to the town's charm, making this an exceptional place to call home.

This beautifully cared for property captures the heart of what small town Alberta living is all about. Comfort, community, and connection surrounded by natural beauty.

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261942    |
| Price          | \$409,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,379       |
| Acres          | 0.22        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 503 6 Avenue            |
| Subdivision | NONE                    |
| City        | Warner                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 2L0                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                      |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Electric                                                                         |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Landscaped, Lawn, Many Trees, Private, Secluded |
| Roof              | Shingle                                         |
| Construction      | Stucco                                          |
| Foundation        | Other                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 35                |
| Zoning         | Residential R     |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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