

# \$299,900 - 606 5 Street, Warner

MLS® #A2224627

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,917 sqft

Residential on 0.32 Acres

NONE, Warner, Alberta

Its not very often where a beautiful character home can be updated and retain its original charm. This is one of those homes. The seller has tastefully updated this property with particular attention to energy efficiency gains through additional insulation and newer vinyl windows, all while retaining the home's original character. Entering into the home, you're immediately greeted with the high ceilings and abundance of natural light. You'll also notice how spacious this home is, with a large living room, and a dining area large enough for even the biggest of family gatherings. There are character touches like the crown moulding, a decorative fireplace, and a window seat area to soak in the natural light while cuddling with a good book. Moving into the kitchen you'll find a functional layout with plenty of cabinets, counterspace, and a breakfast nook. This home is so large that you'll even find 3 bedrooms, a renovated bathroom, and laundry all on the main floor. Upstairs you'll find an absolutely massive bonus room and a pair of office spaces. There are plenty of ways to add your personal flair to make this space your own. The basement is nearly complete, and just waiting for your finishing touches. Here you'll find a large family room with a rough in for a basement fireplace. You'll also find a future bedroom space, bathroom, and storage area. There's even a separate basement entrance and space to add a kitchen if one wanted to develop the space into a separate suite. Outside, you'll find an absolutely



massive yard that's nearly a third of an acre. Out here you'll have plenty of space for the kids to run, to plant a garden, and to park the RV. You've even got an insulated single garage and plenty of additional off street parking. This is a truly unique home with plenty of charm. Check out the virtual tour and call your agent now to book your showing today!

Built in 1918

### Essential Information

MLS® #	A2224627
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,917
Acres	0.32
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	606 5 Street
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### Amenities

Parking Spaces	6
Parking	Insulated, Single Garage Detached, RV Access/Parking
# of Garages	1

### Interior

Interior Features	High Ceilings, Laminate Counters, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other

## Additional Information

Date Listed	May 26th, 2025
Days on Market	22
Zoning	Residential R

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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