

# \$550,000 - 42004 Rr18-3 Range, Warner

MLS® #A2181199

## \$550,000

3 Bedroom, 2.00 Bathroom, 2,070 sqft  
Residential on 6.00 Acres

NONE, Warner, Alberta

This 3-bedroom home is nestled within a mature shelterbelt on approximately 6 acres, offering the perfect blend of rural living and convenience. Key features include a 40 x 80 heated shop, a 16 x 20 shop, and grain bins, providing ample storage and workspace.

The Milk River Water Co-op, 4,000-gallon cistern

Located just 10 minutes on paved roads from the town of Warner, you'll enjoy proximity to amenities such as schools, a bank, a civic center, a recreation center, a curling rink, and restaurants, as well as easy access to Highway 4.

This property is a wonderful place to raise a family, offering opportunities for free-range eggs, organic gardening, and letting children thrive in the fresh air. S/T subdivision.

Built in 1950

## Essential Information

MLS® #	A2181199
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	2,070
Acres	6.00
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	42004 Rr18-3 Range
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### **Amenities**

Parking	Converted Garage
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Gas Range, Refrigerator, Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Courtyard, Private Yard, Garden, Private Entrance
Lot Description	No Neighbours Behind, Fruit Trees/Shrub(s), Garden, Many Trees, Pasture, Private, Secluded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 27th, 2024
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Days on Market 106

Zoning AG

## **Listing Details**

Listing Office Re/Max Real Estate (Central)

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