

# **\$80,000 - 306 6 Avenue, Warner**

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MLS® #A2235279

**\$80,000**

3 Bedroom, 1.00 Bathroom, 910 sqft

Residential on 0.16 Acres

NONE, Warner, Alberta

Looking for small-town charm with room to grow? Welcome to this affordable unique property in the peaceful village of Warner, situated on an oversized lot with endless potential. This property includes a well-kept single-wide mobile home, the original little house, and a large double garage, all nestled in a quiet, friendly community just 30 minutes from Lethbridge, Raymond, and the U.S. border.

The mobile home features 3 bedrooms, a 3-piece bathroom and a bright living space and functional kitchen â€” ready for immediate occupancy

The original little house adds character and opportunity. It sits on a concrete foundation and has a small basement with a previously functional 3-piece bathroom. With working electricity, it is Ideal for storage, workshop space, or a creative renovation project.

The double garage offers ample space for vehicles, tools, or hobbies.

Enjoy the peace and quiet of village life, with the bonus of some of the best Chinese food around just down the street. With its large lot and multiple buildings, this property is perfect for anyone looking for space, affordability, and potential in a tight-knit rural community. All viewings must have a Realtor in attendance. Please refrain from exploring the property without permission.

Built in 1972



**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2235279                |
| Price          | \$80,000                |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 910                     |
| Acres          | 0.16                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 306 6 Avenue            |
| Subdivision | NONE                    |
| City        | Warner                  |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K2L0                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Built-in Features, No Animal   |
| Appliances        | Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Basement          | None                           |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other, Storage   |
| Lot Description   | Back Lane, Back Yard, Gentle Sloping, Interior Lot, Lawn, Rectangular Lot, Cleared |
| Roof              | Metal  |



|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | None         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 5               |
| Zoning         | R               |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|---|

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