

# \$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.



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, Clear Rectangular Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	None



**Additional Information**

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R

**Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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