

\$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	46
Zoning	Residential R

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.