

# \$985,900 - 208 3 Street, Warner

MLS® #A2156166

**\$985,900**

6 Bedroom, 4.00 Bathroom, 4,526 sqft  
Residential on 0.48 Acres

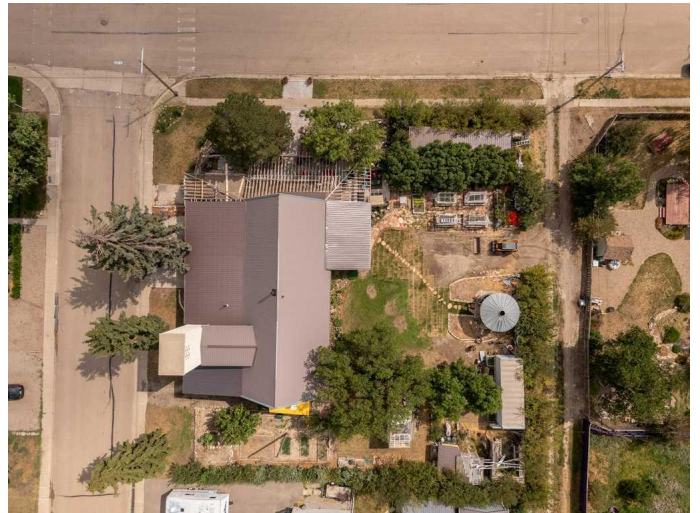
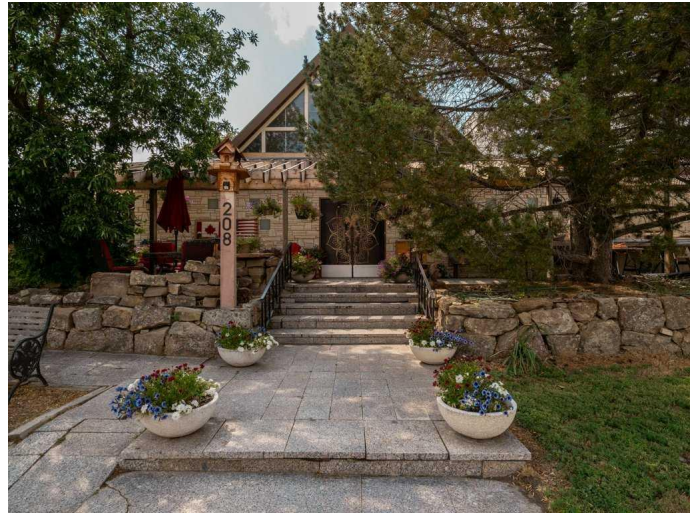
NONE, Warner, Alberta

Prepare to be amazed by this extraordinary transformation! This historic church has been artfully converted and completely renovated into a stunning 6-bedroom, 3-ensuite, 1-bathroom residence. Over 4500sqft of total LIVING SPACE!! Step inside and be greeted by an impressive great room on the main floor that, featuring a lovely kitchen with beautiful granite countertops & breakfast space, a 2nd spacious dining area, and an oversized pantry thatâ€™s perfect for culinary enthusiasts.

The charm continues with a grand fireplace in the living room, where the wood-burning stoveâ€™s masonry extends up to the second story, seamlessly integrating with the family/games room that boasts a cozy gas fireplace. The home includes a dedicated office, a gym, and ample storage space on both the main floor and in the basement.

The primary bedroom is a true retreat, complete with its own fireplace, a walk-through closet, and a luxurious ensuite featuring a soaking tub and a beautifully tiled shower. Each bedroom on the main floor is equipped with its own ensuite, adding both convenience and privacy.

Outdoor enthusiasts will love the expansive 750 sq ft attached garage and the generous outdoor space, ideal for entertaining, hosting gatherings, or adding to the current garden & creating the garden of your dreams. Recent



landscaping enhancements include a charming gazebo that adds to the property's appeal.

Throughout the renovation, thoughtful details were incorporated, such as built-in bookshelves, a playful slide, and carefully selected materials like marble/porcelain tile + the unique tile designs in the showers & flooring, colors/paint, faux limewash walls, upcycled antique dressers turned into vanities that all add to & highlight the home's unique character. It isn't all about the beautiful details but the mechanical details matter too like the IN FLOOR HEATING throughout! A lovely added comfort!

Don't miss the opportunity to experience the full beauty of this property in person. Schedule a showing with any agent and allow yourself extra time to appreciate the distinctive features and charm this home offers.

If you're considering a semi-retirement or seeking a new hobby with the potential to connect with others, this home also operates as an acclaimed Bed & Breakfast with stellar reviews. We can discuss how to make this dream a reality for you.

Built in 1964

### **Essential Information**

MLS® #	A2156166
Price	\$985,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,526
Acres	0.48
Year Built	1964
Type	Residential

Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	208 3 Street
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Side, Oversized, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Master Downstairs, No Smoking Home, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Wall/Window Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Gas Starter, Great Room, Mantle, Masonry, Master Bedroom, Stone, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Covered Courtyard, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Garden, Gazebo, Lawn, Landscaped, Level, Many Trees, Private, Rectangular Lot
Roof	Metal
Construction	Mixed

Foundation            Poured Concrete

### **Additional Information**

Date Listed            August 8th, 2024

Days on Market      260

Zoning                RES

### **Listing Details**

Listing Office        Century 21 Foothills South Real Estate

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