

\$329,000 - 105 2nd Avenue Nw, Milk River

MLS® #A2191743

\$329,000

2 Bedroom, 2.00 Bathroom, 2,305 sqft

Residential on 0.28 Acres

NONE, Milk River, Alberta

Located in the charming town of Milk River, this spacious 2-bedroom, 2.5-bathroom home sits on a huge double lot, offering endless possibilities. Featuring a new roof (3 years old), central A/C, and central vac, this well-maintained property is designed for comfort and convenience. The beautifully mature yard provides a serene outdoor space, while the expansive interior is perfect for entertaining, relaxing, or creating personalized areas such as a home gym, library, or office. A bonus prep room off the kitchen allows for extra storage and creativity, and the main floor laundry room adds to the home's practicality. Enjoy the perks of small-town living with incredible outdoor opportunities, including nearby Writing-on-Stone Provincial Park, fishing, camping, and a golf course! Priced at \$329,000, this home is a fantastic opportunity for those seeking space, comfort, and a great location.

Built in 1945

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2191743 |
| Price | \$329,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,305 |
| Acres | 0.28 |



| | |
|------------|-------------|
| Year Built | 1945 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 105 2nd Avenue Nw |
| Subdivision | NONE |
| City | Milk River |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K 1M0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, Storage, Ceiling Fan(s), Central Vacuum, Suspended Ceiling |
| Appliances | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, Mantle, Brass, Oak |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description | Back Yard, Landscaped, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Brick, Concrete, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 1st, 2025 |
| Days on Market | 96 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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