

\$279,900 - 332 1 Avenue Ne, Milk River

MLS® #A2213281

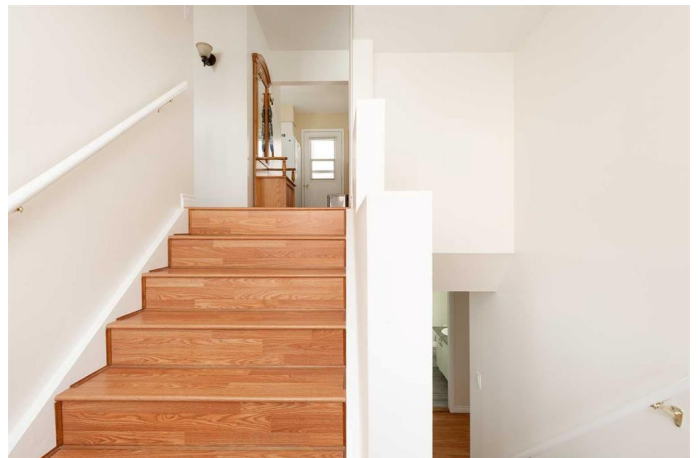
\$279,900

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.28 Acres

NONE, Milk River, Alberta

This beautifully maintained 4-bedroom, 2-bathroom home is the perfect example of how the short drive to Milk River can offer exceptional value. With evident pride of ownership throughout, this property has been thoughtfully cared for and is ready for its next chapter. Step into the bright, functional kitchen, where a U-shaped layout provides ample counter and cabinet space with views of the nearby golf course through the kitchen window. Just off the kitchen are the dining and living rooms, both featuring large windows that flood the space with natural light and create a welcoming atmosphere. Down the hall, you'll find two comfortable bedrooms and a recently renovated, spa-like bathroom complete with double sinks and a luxurious soaker tub. The lower level offers even more living space with a spacious and bright family room highlighted by the oversized windows that bi-level homes are known for. Two additional bedrooms, another full bathroom, and a generous laundry room with lots of storage complete the basement. This home has seen several important upgrades over the years, including a new furnace (12 years ago), roof (8 years ago), and windows (4 years ago). Step outside and you're greeted with a large covered deck leading out to a truly expansive backyard. Sitting on two full lots, there's endless room for kids to run and play. There's also an oversized double garage which offers plenty of storage and workspace, while the driveway easily accommodates



parking for your RV. Conveniently located in the heart of Milk River, youâ€™re just one block from the hospital, two blocks from the civic centre, and four blocks from the newly modernized K-12 school. This is truly a move-in-ready home with space, comfort, and unbeatable value. Check out the virtual tour and call your favorite REALTORÂ® today to book your private showing today!

Built in 1961

Essential Information

MLS® #	A2213281
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.28
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	332 1 Avenue Ne
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Double Vanity, Laminate Counters, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Private, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2025
Days on Market	17
Zoning	R1

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.