# \$384,900 - 440 2 Avenue Ne, Milk River

MLS® #A2185338

## \$384,900

5 Bedroom, 3.00 Bathroom, 3,603 sqft Residential on 0.22 Acres

NONE, Milk River, Alberta

Discover this outstanding home in the charming town of Milk River, situated on a spacious corner lot. Ideal for "snowbirds," this property is just minutes from the US border.

The main floor features a generous living and dining area that flows into a recently renovated kitchen. The kitchen boasts ample maple cabinets, granite countertops, a new backsplash, under-mount lighting, stainless steel appliances, and a large island with an eating bar. It opens to a great room with a wood-burning fireplace and provides a view of the impressive indoor swimming pool and spa. The pool area includes cedar ceilings, adding a touch of elegance, and has patio doors leading to an additional outdoor patio. A three-piece bath near the pool offers convenience for pre- and post-swim showers.

The main level also includes two spacious bedrooms, with the master featuring ample closet space. A renovated three-piece bath is located between the two bedrooms, and main floor laundry adds ease of living.

Upstairs, a large loft area provides flexible space that could serve as a bonus room, exercise room, or additional living area. The loft opens onto a south-facing front deck.

The basement includes a separate entrance to an illegal suite, which features a full kitchen with a stove, fridge, and extensive cabinetry,







three bedrooms, a den, and a rec room. This space offers potential for extra income or could be ideal for multi-generational living. A well-appointed three-piece bath with a custom tile shower completes this level.

Additional features include a double attached garage, a boiler system providing water heating for the upstairs, a forced air furnace for the pool area, a 15-year-old clay tile roof, air conditioning, and underground sprinklers. With ample space for a large family or as a secondary residence away from the city, this property represents a tremendous opportunity.

Schedule your private viewing today!

Built in 1959

### **Essential Information**

MLS® # A2185338 Price \$384,900

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 3,603
Acres 0.22
Year Built 1959

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 440 2 Avenue Ne

Subdivision NONE

City Milk River

County Warner No. 5, County of

Province Alberta
Postal Code T0K 1M0

#### **Amenities**

Parking Spaces

Parking Double Garage Attached

6

# of Garages 2

#### Interior

Interior Features See Remarks, Granite Counters

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s),

Microwave, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Front Yard, Landscaped, Low Maintenance Landscape,

Street Lighting, Corner Lot, Many Trees, Underground Sprinklers

Roof Tile

Construction Wood Frame, Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 9th, 2025

Days on Market 100

Zoning residential

# **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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