



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

121 2 Avenue NW
Milk River, Alberta

MLS # A2225309



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	RESIDENTIAL
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: WASHER, DRYER, FRIDGE, DISHWASHER, MICROWAVE, FREEZER, CENTRAL VAC (ALL APPLIANCES AS IS WHERE IS)

Great 2 bedroom, 2 bathroom low maintenance home for sale in Milk River. 1,186sqft, this home was moved on to the property in 1941 and has had updates throughout the years. The main room was added in 1987. New hot water tank in 2022 and furnace is 2004 and both are in good working shape. Underground sprinklers front and back. New 50yr shingles put on the roof in 2020. This property is on a 60x100 lot. Lots of curb appeal, fully landscaped and a beautiful front and back yard. There is a ramp on the west side of the home for accessibility to the rear deck. Main floor laundry just off of the kitchen. Conveniently located one block from main street and all the towns amenities. Affordable living in a great little town!