



GRASSROOTS
REALTY GROUP

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221 Center Avenue NE
Milk River, Alberta

MLS # A2233466



\$279,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Na		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Subfloor, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Block, Combination, Poured Concrete	Utilities:	-

Features: Bar, French Door, Jetted Tub, Laminate Counters, No Smoking Home, Separate Entrance, Soaking Tub, Solar Tube(s), Suspended Ceiling, Tray Ceiling(s), Vinyl Windows, Wood Windows

Inclusions: n/a

For more information, please click the "More Information" button. Welcome to your new home in the charming town of Milk River, located in southern Alberta near the US border. This beautiful post-war bungalow, completed in 1949, has been lovingly restored to its former glory. The home features a cast iron clawfoot tub, real hardwood floors, a quaint kitchen with new retro countertops, and a fully developed basement with a private entrance. Upstairs has two bedrooms, one of which has a convenient entrance to the backyard, and a bathroom. The bathroom, with cast iron clawfoot tub and retro pink fixtures, is between the bedrooms. The front door opens to a vestibule and the spacious living/dining room. The kitchen (with breakfast room) is conveniently located adjacent to the dining room for easy access. A short set of four stairs leads to the garage, backyard, driveway, or downstairs. The home has many updates, including new windows, doors, and an upgraded electrical panel (100 amps). The basement is filled with natural light from legal egress windows and includes a four piece Mexican-style bathroom with a walk-in tub, toilet, separate shower, hand-painted sink set in an antique vanity, and bold Mexican Talavera tiles. The hot water tank and furnace are older, but have been serviced and are in good working condition. The roof is lifetime metal. The entire yard has been transformed into a permaculture garden, three seasons old since planting. It features a variety of fruit trees, berry bushes, bulbs, edible perennials, and space for a traditional garden. Milk River offers ample recreational opportunities with a pool, civic centre, curling rink, library, golf course, and bowling alley. The town is also home to a hardware store, an excellent grocery store, several restaurants, and a state-of-the-art public school nearing completion. Fast possession available (30 days) and most

of the furniture can be purchased.