



**GRASSROOTS**  
REALTY GROUP

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**808 1 Street NE**  
**Milk River, Alberta**

**MLS # A2250000**



**\$415,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,534 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NONE

Welcome to Milk River, Alberta!! Have a look at an absolutely beautiful home for sale. 3 bedrooms, 4 bathrooms and oodles of space throughout the property! Over 2,500sqft on the main and 2nd level. This property has undergone multiple improvements throughout the last 2 years. New garage doors, flooring, eaves troughs, furnace and deck/balcony in 2023. New hot water tank 2024. Improvements on backsplash, paint and lighting throughout the home. Open kitchen with extra cooking area (gas stove and electric range). Beautiful kitchen island with sink and built in dishwasher. There is an area for your coffee bar with sink off of the kitchen and heading into the great room with open, wood beam vaulted ceilings, pool table, lounge area and wood burning fireplace. The laundry is located out of the way in a sunk-in part from the main level. Off of the kitchen enjoy a huge covered and sheltered courtyard where you can BBQ, have a bon fire and entertain. This opens up to the spacious backyard and garden area. The master bedroom boasts a 3pce ensuite with big shower, walk-in closet and a long balcony where you can enjoy your morning coffee. Underground sprinklers, central vac and a 2 person hot tub as well. Attached, heated/finished double car garage. An additional paved parking spot on the back of the property. This property sits on a huge 142x101 lot! A beautiful 40min drive to Lethbridge and 10mins from the Coutts/Sweetgrass U.S.A Port of entry.