



**432 2 Avenue NE**  
**Milk River, Alberta**

**MLS # A2273723**



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Front Drive, Off Street, Oversized		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, window hardware/coverings, range hood  
**ALL SOLD AS IS/WHERE IS, NO REP & WARRANTIES**

Small-town living with an easy commute to Lethbridge, Milk River is calling you home! This spacious bungalow offers an impressive 1599 sq ft on the main level and 1506 sq ft downstairs, giving you over 3,100 sq ft of living space to grow, create, and make your own. With 5 bedrooms and 2 bathrooms, there's plenty of room for family, guests, hobbies, or future expansion. Built with love for a large family and cherished by the same owners until now, this home is filled with warmth, history, and character. You'll find original touches and vintage vibes throughout which is perfect for those who appreciate retro charm or ideal as a huge blank canvas ready for your modern vision. The layout offers great potential for updates, additions, or reimagining the spaces to suit your lifestyle. Milk River is the perfect blend of small-town comfort and convenient proximity. Whether you work at the border, enjoy traveling, or crave a quieter pace while staying close to larger centers, this location has it all. This home holds decades of memories and love but it's ready for new generations to make it theirs. Will it be you?