



**GRASSROOTS**  
REALTY GROUP

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**437 Main Street  
Milk River, Alberta**

**MLS # A2158988**



**\$317,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Cleared, Corner Lot, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Separate Entrance, Storage		

**Inclusions:** GARAGE DOOR OPENER

Really nice and well kept home for sale in Milk River! 4 bedrooms and 2 and a half bathrooms in this 3 level split property. Large entrance, beautiful open kitchen with eating area. Main floor laundry off of the kitchen with a 2pce bathroom. Open living room with gas fireplace and large picture window. Oversized master bedroom with walk out to the patio and leads down into the back yard and garage. 2 bedroom upstairs with 3 pce bathroom that has a large jetted corner tub! 2 bedrooms in the lower level with large windows in both rooms. 3pce bathroom with walk in shower. This property has tons of storage space throughout. New hot water tank in 2020 and water softener and filtration system sells with this property. 1 yr old stove and new washer and dryer.