



GRASSROOTS
REALTY GROUP

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**122061A 501 Highway E
Milk River, Alberta**

MLS # A2181079



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,440 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	10.00 Acres		
Lot Feat:	Pasture, Secluded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows		

Inclusions: N/A

4-Bedroom Home on 10 Acres Near Writing-on-Stone Provincial Park This spacious 4-bedroom home is situated on 10 acres in a private and serene setting, just 41 km east of Milk River and near the iconic Writing-on-Stone Provincial Park. The home features a functional layout with three bedrooms on the main level, including a master bedroom with an ensuite, and a fourth bedroom on the lower level. The spacious country kitchen, perfect for large families, offers breathtaking views of the Sweetgrass Hills. The lower level includes a family/games room, an additional bathroom, an office, and a large craft or workroom, providing plenty of versatile living space. Additional amenities include: A steel archrib Quonset with partial concrete floor, ideal for storage or workshop needs. Corrals for livestock. A storage shed for added convenience. This affordable property offers practicality, comfort, and the tranquility of rural living in a location that combines natural beauty and peaceful surroundings.