



**GRASSROOTS**  
REALTY GROUP

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**208 RAILWAY Street SE**  
**Milk River, Alberta**

**MLS # A2192041**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	4,632 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.11 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	C-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Separate Entrance		

**Inclusions:** FRIDGE, STOVE, WASHER, DRYER, DEEPFREEZE

Rare opportunity to own a piece of Milk River history! "The old Elks Hall". This property sits on a huge 350x262 lot, 2.11 acres. Over 4,600sqft of space above grade and full basement with 2,970sqft. The front part of the building is the grand hall room and large kitchen with a ton of working space. The rear of the building is the house/living quarters. A very good sized kitchen with formal dining room. Hardwood floor throughout the main level. Living room with gas fireplace and built in wood shelves. 3 bedrooms on the main level. Ensuite and walk in closet in the master bedroom. There are 5 bathroom options in the property. Into the basement there is a huge open space room. Another kitchen and 2, 4pce bathrooms. The property is fully fenced and has a 3 car detached garage. Tons of open space. Main road access on the south point of town next to the Milk River Golf Course. The zoning for this property is C-1. A tremendous opportunity to own a large property to live in and potentially run a business out of. Start letting your creative juices flow! A beautiful 40min drive to Lethbridge on a main 4 lane hwy and 10mins to the Coutts/Sweetgrass U.S.A. Port of entry. The options on this property are limitless. Be the next owner of this unique property and see if in fact these walls could talk, what story it might tell!