



GRASSROOTS
REALTY GROUP

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112 4 Avenue NE
Milk River, Alberta

MLS # A2209601



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	1
Garage:	Insulated, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Separate Entrance		

Inclusions: MINI FRIDGE, STOVE, DRYER

Nicely kept 3 bedroom, 1 bathroom, 1,300sqft. house for sale in Milk River. Roof is 5yrs old. Mostly newer windows throughout property. This property sits on a lot and a half with lots of space . Attached single garage which is insulated and finished. Fully fenced backyard with a large 19x12 storage/garden shed. Ideal for the first time home buyer or if you are looking to downsize to a more manageable size. Located just 40mins on a beautiful double lane hwy4 from Lethbridge and 10mins from Coutts/Sweetgrass U.S.A. Port of entry .