



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

108 1 Avenue NE
Milk River, Alberta

MLS # A2212045



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Many Trees, Treed, Unde		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Separate Entrance, Storage, Vinyl Windows, Wet Bar		

Inclusions: WHEEL CHAIR LIFT IN GARAGE

Really good 3 bedroom, 3 bathroom home for sale in Milk River! Double attached 28x28 garage. This property sits on 2 lots. New windows throughout the home. This property has a very good asphalt shingle roof, underground sprinklers for front and back, fully fenced backyard with a lifetime chain link fence. Really nice covered rear deck. Air conditioning unit. The basement is full and partially finished. Lots of space with a wet bar. Perfect for the new owner to finish it the way they would like. This property is ideal for the retired lifestyle. Close to all amenities in town. Only 40min beautiful drive south of Lethbridge and just 10mins to Coutts/Sweetgrass U.S.A. Port of entry.