

# \$298,500 - 120 6 Avenue Ne, Milk River

MLS® #A2179229

**\$298,500**

3 Bedroom, 2.00 Bathroom, 1,608 sqft

Residential on 0.14 Acres

NONE, Milk River, Alberta

Come check out this 3 bedroom, 2 bathroom home located in Milk River. An hour drive south east of Lethbridge on Hwy 4 and just 16kms from the USA border crossing (ideal for snowbirds) you'll find this quiet town with schools, shopping, recreation programs/buildings, a pool, grocery, banks and more. This bungalow home offers an updated kitchen with newer appliances, some updated flooring, paint, pvc windows, a large living room for those family gatherings, main floor laundry, an updated bathroom, new hot water tank, air conditioning for hot days and a 6yr old metal roof. An addition was done allowing for even more space like a second living room and large pantry area.

Enjoy any time of the day on the closed in screen deck or take a dip in the hot tub to unwind. The parking is almost endless with the large double front driveway, the extra parking in back and you can't miss the 30'x28' heated garage that has 220V wiring and 12' ceiling height. Make the move to the quiet town of Milk River and enjoy easy living!

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2179229  |
| Price     | \$298,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |              |
|----------------|--------------|
| Full Baths     | 2            |
| Square Footage | 1,608        |
| Acres          | 0.14         |
| Year Built     | 1972         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 120 6 Avenue Ne         |
| Subdivision | NONE                    |
| City        | Milk River              |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 1M0                 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Detached, Driveway, Front Drive, Garage Faces Rear, Heated Garage, Off Street |
| # of Garages   | 2   |

### **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Built-in Features, Closet Organizers |
| Appliances        | See Remarks                          |
| Heating           | Forced Air                           |
| Cooling           | Central Air                          |
| Basement          | None                                 |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers |
| Roof              | Metal   |
| Construction      | Mixed, Vinyl Siding   |
| Foundation        | Piling(s), Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2024 |
| Days on Market | 171                 |
| Zoning         | Res                 |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|---|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.