

# \$329,000 - 105 2nd Avenue Nw, Milk River

MLS® #A2191743

**\$329,000**

2 Bedroom, 2.00 Bathroom, 2,305 sqft

Residential on 0.28 Acres

NONE, Milk River, Alberta

Located in the charming town of Milk River, this spacious 2-bedroom, 2.5-bathroom home sits on a huge double lot, offering endless possibilities. Featuring a new roof (3 years old), central A/C, and central vac, this well-maintained property is designed for comfort and convenience. The beautifully mature yard provides a serene outdoor space, while the expansive interior is perfect for entertaining, relaxing, or creating personalized areas such as a home gym, library, or office. A bonus prep room off the kitchen allows for extra storage and creativity, and the main floor laundry room adds to the home's practicality. Enjoy the perks of small-town living with incredible outdoor opportunities, including nearby Writing-on-Stone Provincial Park, fishing, camping, and a golf course! Priced at \$329,000, this home is a fantastic opportunity for those seeking space, comfort, and a great location.

Built in 1945

## Essential Information

MLS® #	A2191743
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,305
Acres	0.28



Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	105 2nd Avenue Nw
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Parking Pad
# of Garages	2

### Interior

Interior Features	Pantry, Storage, Ceiling Fan(s), Central Vacuum, Kitchen Island, Suspended Ceiling
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Brass, Oak
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	February 1st, 2025
Days on Market	174
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
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