

# \$419,900 - 301 Centre Avenue, Milk River

MLS® #A2204607

**\$419,900**

4 Bedroom, 3.00 Bathroom, 2,082 sqft

Residential on 0.14 Acres

NONE, Milk River, Alberta

Absolutely beautiful bungalow home for sale in Milk River! Corner lot property , 4 bedroom, 2 and a half bath. over 2,000sqft on the main level and over 1,800sqft below. 1 bedroom up and 3 bedrooms down. Extra large entrance with a massive living/dining room. Large skylight. Vey nice and spacious kitchen with big middle island. Main floor laundry. Big master bedroom with 2 separate walk in closets. Huge 5pce en-suite with true "his and hers" sinks and jet tub. Fully finished basement with a large living room and gas fireplace. Big games room with fridge, sink and microwave area. Storage room has a work shop area and a wine/cold room. Attached 2 car garage that is finished with electric over head heater This property is located directly across from the Milk River golf course. This is an ideal property for a family or for the retiree. 40mins from Lethbridge and 10mins to Coutts/Sweetgrass U.S.A. Port of entry.

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204607  |
| Price          | \$419,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,082     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1991        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 301 Centre Avenue       |
| Subdivision | NONE                    |
| City        | Milk River              |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K1M0                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s) |
| Appliances        | Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Storage   |
| Lot Description   | Corner Lot, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stucco   |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 21st, 2025

Days on Market            57

Zoning                        RESIDENTIAL

### **Listing Details**

Listing Office              RE/MAX REAL ESTATE - LETHBRIDGE

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