

# \$399,900 - 301 Centre Avenue Ne, Milk River

MLS® #A2237245

**\$399,900**

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® #         | A2237245  |
| Price          | \$399,900 |
| 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 Ne    |
| Subdivision | NONE                    |
| City        | Milk River              |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K1M0                  |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer                                                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                                                      |
| Fireplaces        | Basement, Gas, Living Room                                                                                                                                                                                             |
| 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    | July 4th, 2025 |
| Days on Market | 43             |
| Zoning         | RESIDENTIAL    |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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