

# \$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	Concrete Driveway, Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage, Suspended Ceiling
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room, 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	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 1st, 2025

Days on Market 79

Zoning R1

### **Listing Details**

Listing Office 2 PERCENT REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.