

\$225,000 - 136 3 Avenue Nw, Milk River

MLS® #A2094623

\$225,000

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.32 Acres

NONE, Milk River, Alberta

Step into the welcoming embrace of 136 3 Ave NW, nestled in the serene community of Milk River. This luminous and expansive 2-bedroom, 2-bathroom bungalow with main floor laundry boasts a meticulously crafted living space. Immerse yourself in a home that has undergone many upgrades within the past 10 years, including 100 Amp service, electrical and plumbing all redone within the last ten years, furnace, hot water heater, metal roof, eavestroughs, almost all of the windows, soffit, A/C, carpet and appliances. In the basement canning enthusiasts will love the cold room storage! As you step outside, a sprawling landscaped yard unfolds before you. A charming front deck awaits, complete with a convenient hookup for a natural gas BBQ—an ideal spot for gatherings. The rear deck, equally enticing, beckons you to entertain and savor the outdoors. A detached 36x24 heated garage stands as both a practical addition and a testament to the property's commitment to quality. The backyard landscaping includes fruit trees and a garden. There is also plenty of room to park your RV. Milk River's strategic location is a notable asset, offering proximity to Lethbridge within a 40-minute drive, and a mere 10-minute jaunt to the Coutts/Sweetgrass U.S port of entry. Nature enthusiasts will appreciate being less than 30 minutes away from Writing-on-Stone Provincial Park, while healthcare needs are conveniently met with



proximity to the hospital. Bowling and curling facilities are easily accessible, and golf aficionados will delight in the proximity to the scenic Riverside Golf Course, just minutes away. Seize the opportunity to call this beautiful residence your own—an embodiment of comfort, style, and thoughtful upgrades in the heart of Milk River. Your dream home awaits.

Built in 1952

Essential Information

MLS® #	A2094623
Price	\$225,000
Sold Price	\$217,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.32
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	136 3 Avenue Nw
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, See Remarks

Interior

Interior Features	Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Irregular Lot
Roof	Metal
Construction	Other
Foundation	Block

Additional Information

Date Listed	November 22nd, 2023
Date Sold	March 2nd, 2024
Days on Market	100
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
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