

\$254,900 - 112 3 Avenue Nw, Milk River

MLS® #A2135283

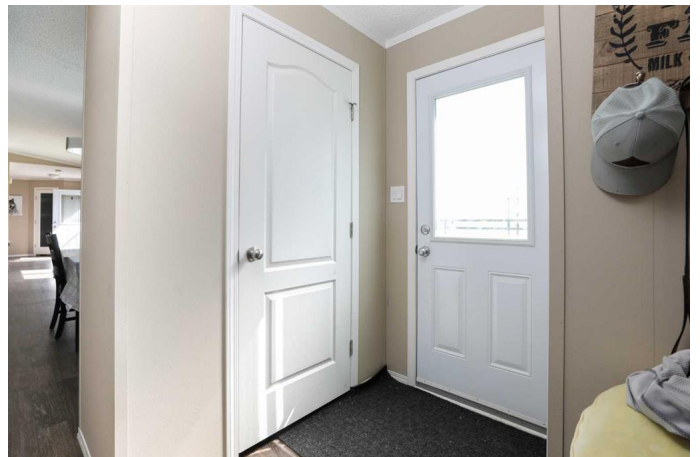
\$254,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.14 Acres

NONE, Milk River, Alberta

Discover small town charm in Milk River with this beautiful manufactured home on titled/owned land, featuring over 1500 sq. ft. of open living space. This home offers the best of small town living! It's located near K-12 schools, main street shopping, and essential amenities like local bakery, Hospital, doctor's office, and the post office just across the back alley. The town also features a local golf course. As a former show home for M & K Home Sales this shows a 10/10. The property is enclosed with brown pressure-treated wood on three sides and a chain-link on the east side, surrounded by trees and shrubs. Access the backyard through the breezeway stairs and gate at the front or via a large 4ft wide gate off the back alley. The front and rear yards are fully landscaped, with low-maintenance areas at the front and behind the home. Notable features include acrylic insulated stucco skirting, track lighting in the kitchen, silent/soft close cupboards, reeded glass cupboard doors and closet doors, sidelight on front entry door, garden doors with built-in blinds to the deck, Com box in the main bedroom, wired TV/Cat5 throughout the house, upgraded resilient linoleum, gas hot water tank, large capacity washer and dryer, 10 cu. ft. freezer, and mini fridge. The insulated garage, measuring 14'x24', features siding and trim that match the house, a south-facing window, and a man door to the breezeway. It also includes a built-in PlexiDor pet door to



the backyard. The east-facing back deck is wind-sheltered with brown pressure-treated wood and glass inserts in the railings, perfect for both entertaining and relaxing. Contact your favorite Realtor and set up your own private showing.

Built in 2014

Essential Information

MLS® #	A2135283
Price	\$254,900
Sold Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold

Community Information

Address	112 3 Avenue Nw
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

Amenities

Parking Spaces	3
Parking	Off Street, Oversized, Parking Pad, Single Garage Detached

Interior

Interior Features	Breakfast Bar, French Door, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Satellite TV Dish, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Combination, Piling(s), Wood

Additional Information

Date Listed	May 25th, 2024
Date Sold	August 1st, 2024
Days on Market	68
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Braemore Management
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