

# \$269,900 - 308 3 Avenue Ne, Milk River

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MLS® #A2175973

## \$269,900

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.14 Acres

NONE, Milk River, Alberta

3 bedroom, 3 bathroom bungalow for sale in Milk River. over 1,500sqft on the main level and over 1,300sqft below. Main floor laundry and all appliances sell with the property. Partially finished basement with loads of space and opportunity to finish it the way you want to. Very well kept with new interior paint, interior flooring, new main floor toilets and upgraded hot water tank in 2021. New roof 7yrs ago. Big back yard that is fully fenced. Single attached finished garage. Covered side deck. This is a really good property that is reasonably priced and looking for new owners! 40mins to Lethbridge and only 10mins to Coutts/Sweetgrass U.S.A. Port of entry. Ideal for the snowbird lifestyle.



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2175973    |
| Price          | \$269,900   |
| Sold Price     | \$260,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,560       |
| Acres          | 0.14        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |

Style                      Bungalow  
Status                    Sold

**Community Information**

Address                  308 3 Avenue Ne  
Subdivision            NONE  
City                      Milk River  
County                  Warner No. 5, County of  
Province                Alberta  
Postal Code            T0K 1M0

**Amenities**

Parking Spaces        2  
Parking                  Off Street, Single Garage Att

**Interior**

Interior Features      Separate Entrance, Storage,  
Appliances            Dishwasher, Dryer, Electric S  
Heating                Forced Air, Natural Gas  
Cooling                None  
Has Basement          Yes  
Basement              Full, Partially Finished

**Exterior**

Exterior Features     None  
Lot Description        Back Lane, Back Yard, Lawn  
                                Sprinklers  
Roof                     Asphalt Shingle  
Construction          Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed            October 28th, 2024  
Date Sold              March 15th, 2025  
Days on Market        138  
Zoning                  R-L  
HOA Fees               0.00

**Listing Details**

Listing Office          RE/MAX REAL ESTATE - LETHBRIDGE



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