

\$384,900 - 440 2 Avenue Ne, Milk River

MLS® #A2185338

\$384,900

5 Bedroom, 3.00 Bathroom, 3,603 sqft
Residential on 0.22 Acres

NONE, Milk River, Alberta

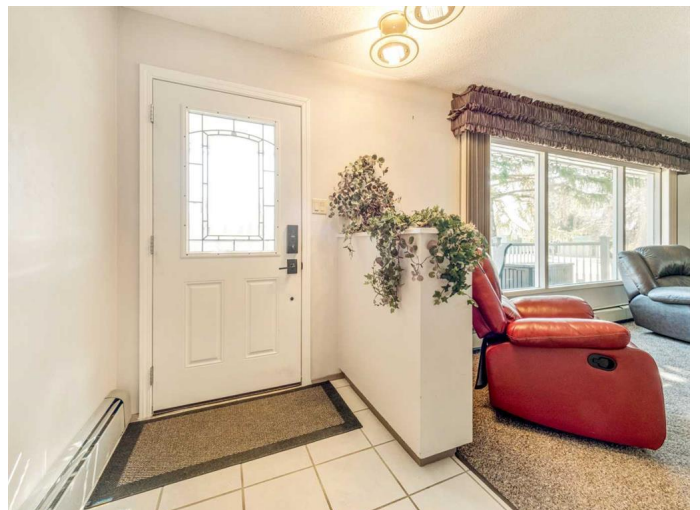
Discover this outstanding home in the charming town of Milk River, situated on a spacious corner lot. Ideal for "snowbirds," this property is just minutes from the US border.

The main floor features a generous living and dining area that flows into a recently renovated kitchen. The kitchen boasts ample maple cabinets, granite countertops, a new backsplash, under-mount lighting, stainless steel appliances, and a large island with an eating bar. It opens to a great room with a wood-burning fireplace and provides a view of the impressive indoor swimming pool and spa. The pool area includes cedar ceilings, adding a touch of elegance, and has patio doors leading to an additional outdoor patio. A three-piece bath near the pool offers convenience for pre- and post-swim showers.

The main level also includes two spacious bedrooms, with the master featuring ample closet space. A renovated three-piece bath is located between the two bedrooms, and main floor laundry adds ease of living.

Upstairs, a large loft area provides flexible space that could serve as a bonus room, exercise room, or additional living area. The loft opens onto a south-facing front deck.

The basement includes a separate entrance to an illegal suite, which features a full kitchen with a stove, fridge, and extensive cabinetry,



three bedrooms, a den, and a rec room. This space offers potential for extra income or could be ideal for multi-generational living. A well-appointed three-piece bath with a custom tile shower completes this level.

Additional features include a double attached garage, a boiler system providing water heating for the upstairs, a forced air furnace for the pool area, a 15-year-old clay tile roof, air conditioning, and underground sprinklers. With ample space for a large family or as a secondary residence away from the city, this property represents a tremendous opportunity.

Schedule your private viewing today!

Built in 1959

Essential Information

MLS® #	A2185338
Price	\$384,900
Sold Price	\$365,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,603
Acres	0.22
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	440 2 Avenue Ne
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta

Postal Code T0K 1M0

Amenities

Parking Spaces 6

Parking Double Garage Attached

Interior

Interior Features Granite Counters, See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Storage

Lot Description Back Lane, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Many Trees, Street Lighting, Underground Sprinklers

Roof Tile

Construction Mixed, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 9th, 2025

Date Sold August 13th, 2025

Days on Market 216

Zoning residential

HOA Fees 0.00

Listing Details

Listing Office Diamond Realty & Associates LTD.

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