



**104 4 Avenue NE**  
**Milk River, Alberta**

**MLS # A2288952**



**\$269,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gazebo, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Animal Home, See Remarks, Vinyl Windows		

**Inclusions:** Fridge, gas stove, dishwasher, microwave, washer, dryer, water softener, window coverings and blinds, shed, gazebo.

Clean 3 bedroom 2 bathroom home with double attached heated garage. Large 1480 sq.' home and heated garage is 24' x 28'. Home is in nice location with great floor plan and offers many conveniences including: netted gazebo, newer raised garden beds, underground sprinklers, central A/C and jetted tub new in 2024. Home is in very nice condition with lots of upgrades in last years including: Shingles on garage in 2019, house shingles in 2014, HW tank 2023, heater in garage 2020, metal insulated skirting in 2022, new carpet in living rm, new flooring and shower in master bedrm in 2020 and gas range in 2025. Outside gravel and mulch around house and new storm door also done. Ready to go well maintained and upgraded !! Enjoy the conveniences this property has in a great community 40 min. to Lethbridge 40 min. to Taber.