



**GRASSROOTS**  
REALTY GROUP

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**329 2 Avenue NE**  
**Milk River, Alberta**

**MLS # A2292569**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,258 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking,		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Irregular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other, Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, French Door, High Ceilings, Natural Woodwork, No Smoking Home, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge x2, stove x2, dishwasher, washer/dryer x2, garage door opener x2, microwave, bar, window coverings, hot tub AS IS, AC

Where History Meets Heart A truly one-of-a-kind property in Southern Alberta, this former church has been beautifully transformed into a stunning residence that blends timeless character with modern comfort. Offering nearly 5,000 sq. ft. of finished living space, this home is as functional as it is inspiring. Original maple hardwood floors, soaring spaces, and thoughtful updates create a warm, inviting atmosphere throughout. The open-concept main floor is bright and expansive&mdash;perfect for everyday living and entertaining. The chef&rsquo;s kitchen features generous prep space, custom cabinetry, and seamless flow into a sun-filled solarium complete with skylights, in-floor heating, and a hot tub&mdash;your private year-round retreat. The fully developed lower level has been professionally reinforced with steel I-beams and offers a spacious, light-filled extension of the home with its own walk-up access. Upstairs, a stunning loft-style space with 12&rsquo; ceilings and original oak floors offers incredible flexibility&mdash;ideal for a studio, office, or private retreat. Situated on three beautifully landscaped city lots, the outdoor space is a rare in-town sanctuary with mature trees, garden beds, firepit areas, and exceptional privacy. The oversized heated garage (26x28) is complemented by a fully legal, detached one-bedroom suite above, just shy of 800 SQFT, complete with a full bath (tub/shower), in-suite laundry, A/C, and a private balcony overlooking the yard. Perfect for guests, extended family, or rental income. Additional features include a metal roof, ample parking, gated RV space, and a reinforced parking pad. This is more than a home&mdash;it&rsquo;s a rare opportunity to own something truly special