



**409 Centre Avenue NE**  
**Milk River, Alberta**

**MLS # A2309995**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

Located in the quiet community of Milk River, 409 Centre Avenue offers a solid home with excellent potential in a highly convenient location. Situated directly across from the golf course and just down the street from the medical centre, this property is also close to all essential amenities, making it an ideal opportunity for buyers looking to invest or create their own space. The main floor features a spacious layout with a large kitchen, three bedrooms, and a full 4-piece bathroom. Downstairs, the fully developed basement includes a generous family room warmed by a woodstove, a bar area for entertaining, an additional bedroom, a 3-piece bathroom, and ample storage space including a large utility and laundry room. The home is equipped with a high-efficiency furnace and air conditioning. The property includes a 23' x 25' detached garage, with a large yard 75x120 and with alley access. Just 30 mins to the Coutts border and 45 mins to Lethbridge. This home is ready for its next family to enjoy.