



132 5 Avenue NE
Milk River, Alberta

MLS # A2318746



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Treed, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Jetted Tub, Open Floorplan, Separate Entrance, Storage		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, DISHWASHER

Beautiful 4 bedroom, 2 bathroom bungalow for sale in Milk River. 1,170sqft on main level with a full finished basement on 2 huge lots on the corner across from Klmsmen Park and just 1 block down from Milk River Ridge School. This property boasts an open concept main floor with a country style kitchen that has undergone updates and renovations in the last 2 years. Large wall storage/pantry in the kitchen with soft sliding shelves and drawers, soft closing doors. Absolute great space saver. Main floor laundry with the option of moving washer/dryer downstairs to open up the fourth bedroom on the main level. Front heated sunroom (23.4x9.7). Full Finished basement with an open family room, 3pce bathroom, bedroom, workspace and storage area. New hot water tank April 2025. This property has 3 separate entry/exits. Beautifully landscaped front and side yard. Fully landscaped with trees, shrubs and bushes and underground Hunter sprinklers.. Very nice curb appeal. Detached double garage(27.4x21.5), insulated. This property truly is a must see in the quiet town of Milk River. 40mins from Lethbridge and 10mins to Coutts/Sweetgrass U.S.A. Port of entry on double lane highway 4. Take the relaxing drive to Milk River and see what this great property and hidden gem town have to offer!