



GRASSROOTS
REALTY GROUP

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329 2 Avenue NE
Milk River, Alberta

MLS # A2342527



\$599,900

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

Heating:	Forced Air	Water:	-
Floors:	Other, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, French Door, High Ceilings, Natural Woodwork, No Smoking Home, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub		

YOU'VE NEVER SEEN A HOME LIKE THIS. Some properties are beautiful. Some are impressive. And then there are the ones that stop you in your tracks — this is one of them. Originally built as a church and thoughtfully transformed into an extraordinary residence, this home is filled with character, history and features you simply won't find together anywhere else. With nearly 5,000 sq. ft. of finished living space, soaring ceilings, original maple hardwood floors and incredible natural light, there is a sense of scale and warmth from the moment you walk through the door. The heart of the home is the incredible main living space, where the chef's kitchen, custom cabinetry, generous prep space and large walk-in pantry flow effortlessly into a gorgeous solarium. With skylights, in-floor heat and a hot tub, it's the kind of space you'll enjoy year-round; whether you're entertaining or simply enjoying a quiet evening at home. The fully developed lower level offers even more flexibility and living space, with walk-up access and professional steel-beam reinforcement. Upstairs, the 12' ceilings and original oak floors create a spectacular loft-style area that could easily become a studio, home office, gym or private retreat. And then there's the yard. Sitting on three beautifully landscaped city lots, this property feels like a private oasis with mature trees, gardens, firepit areas, incredible privacy and custom iron gates. The 26' x 28' heated garage is another major bonus, featuring a nearly 800 sq. ft. legal one-bedroom suite above with a full bath, in-suite laundry, A/C and private balcony overlooking the yard; ideal for guests, family or rental income. There's also a metal roof, gated RV parking, reinforced parking pad and plenty of off-street parking. This is more than a home — it's a piece of history, an

incredible property and an opportunity to own something truly unforgettable.