



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

205 8th Avenue NE
Milk River, Alberta

MLS # A2348844



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,930 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: 2 fridges, 2 b/i ovens, stove down, 2 b/i dishwashers, 2 sets of washer and dryers, countertop stove, big deep freeze, w/coverings, garage door opener and controls for both house garage and detached shop, 2 electrical extension cord reals, retractable air hose reals, retractable hanging light.

This beautiful home shows true pride of ownership. Large bungalow home with over 3600sqft of fully developed living space along with a walk out basement. The main floor consists of large country kitchen with ample amounts of cupboard space, formal family room plus another living room with wood burning fireplace, 3 bathrooms, one being a 3pc ensuite in the master bedroom where you have a large walk in closet and stackable washer and dryer, along with another main floor guest bedroom. The basement is fully developed with kitchenette and 2 more bedrooms bed, 4 pc bathroom, large unfinished storage area and a rec room or family room which can be accessed from the walk out basement. The home has large decks both front and back and a large oversized single car attached garage. The yard is beautifully landscaped both front and back and to top it all off it has a second detached 23x25 heated garage/shop area for all the extra toys. This home is a must to view. If your looking for a quiet community and a fantastic home this is a must to view. Located 10 minutes to Canada/US port of entry and 45 minutes to the City of Lethbridge.