



122061A 501 Highway E  
Milk River, Alberta

MLS # A2181079



**\$990,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	157.00 Acres		
<b>Lot Feat:</b>	Pasture, Secluded		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** RA

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows

**Inclusions:** N/A

**4-Bedroom Home** Near Writing-on-Stone Provincial Park This spacious 4-bedroom home is situated on 157 acres in a private and serene setting, just 41 km east of Milk River and near the iconic Writing-on-Stone Provincial Park. The home features a functional layout with three bedrooms on the main level, including a master bedroom with an ensuite, and a fourth bedroom on the lower level. The spacious country kitchen, perfect for large families, offers breathtaking views of the Sweetgrass Hills. The lower level includes a family/games room, an additional bathroom, an office, and a large craft or workroom, providing plenty of versatile living space. Additional amenities include: A steel archrib Quonset with partial concrete floor, ideal for storage or workshop needs. Corrals for livestock. A storage shed for added convenience. This affordable property offers practicality, comfort, and the tranquility of rural living in a location that combines natural beauty and peaceful surroundings.