

# **\$384,900 - 440 2 Avenue Ne, Milk River**

MLS® #A2185338

**\$384,900**

5 Bedroom, 3.00 Bathroom, 3,603 sqft  
Residential on 0.22 Acres

NONE, Milk River, Alberta

Discover this outstanding home in the charming town of Milk River, situated on a spacious corner lot. Ideal for "snowbirds," this property is just minutes from the US border.

The main floor features a generous living and dining area that flows into a recently renovated kitchen. The kitchen boasts ample maple cabinets, granite countertops, a new backsplash, under-mount lighting, stainless steel appliances, and a large island with an eating bar. It opens to a great room with a wood-burning fireplace and provides a view of the impressive indoor swimming pool and spa. The pool area includes cedar ceilings, adding a touch of elegance, and has patio doors leading to an additional outdoor patio. A three-piece bath near the pool offers convenience for pre- and post-swim showers.

The main level also includes two spacious bedrooms, with the master featuring ample closet space. A renovated three-piece bath is located between the two bedrooms, and main floor laundry adds ease of living.

Upstairs, a large loft area provides flexible space that could serve as a bonus room, exercise room, or additional living area. The loft opens onto a south-facing front deck.

The basement includes a separate entrance to an illegal suite, which features a full kitchen with a stove, fridge, and extensive cabinetry,



three bedrooms, a den, and a rec room. This space offers potential for extra income or could be ideal for multi-generational living. A well-appointed three-piece bath with a custom tile shower completes this level.

Additional features include a double attached garage, a boiler system providing water heating for the upstairs, a forced air furnace for the pool area, a 15-year-old clay tile roof, air conditioning, and underground sprinklers. With ample space for a large family or as a secondary residence away from the city, this property represents a tremendous opportunity.

Schedule your private viewing today!

Built in 1959

**Essential Information**

MLS® #	A2185338
Price	\$384,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,603
Acres	0.22
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	440 2 Avenue Ne
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks, Granite Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Corner Lot, Many Trees, Underground Sprinklers
Roof	Tile
Construction	Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	103
Zoning	residential

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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