

# \$298,500 - 120 6 Avenue Ne, Milk River

MLS® #A2179229

**\$298,500**

3 Bedroom, 2.00 Bathroom, 1,608 sqft  
Residential on 0.14 Acres

NONE, Milk River, Alberta

Come check out this 3 bedroom, 2 bathroom home located in Milk River. An hour drive south east of Lethbridge on Hwy 4 and just 16kms from the USA border crossing (ideal for snowbirds) you'll find this quiet town with schools, shopping, recreation programs/buildings, a pool, grocery, banks and more. This bungalow home offers an updated kitchen with newer appliances, some updated flooring, paint, pvc windows, a large living room for those family gatherings, main floor laundry, an updated bathroom, new hot water tank, air conditioning for hot days and a 6yr old metal roof. An addition was done allowing for even more space like a second living room and large pantry area.

Enjoy any time of the day on the closed in screen deck or take a dip in the hot tub to unwind. The parking is almost endless with the large double front driveway, the extra parking in back and you can't miss the 30'x28' heated garage that has 220V wiring and 12' ceiling height. Make the move to the quiet town of Milk River and enjoy easy living!

Built in 1972

## Essential Information

MLS® #	A2179229
Price	\$298,500
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,608
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	120 6 Avenue Ne
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Front Drive, Garage Faces Rear, Heated Garage, Off Street
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Metal
Construction	Mixed, Vinyl Siding
Foundation	Piling(s), Poured Concrete

### Additional Information

Date Listed	November 15th, 2024
Days on Market	165
Zoning	Res

**Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.