

# \$199,900 - 112 4 Avenue Ne, Milk River

MLS® #A2209601

## \$199,900

3 Bedroom, 1.00 Bathroom, 1,326 sqft

Residential on 0.21 Acres

NONE, Milk River, Alberta

Nicely kept 3 bedroom, 1 bathroom, 1,300sqft. house for sale in Milk River. Roof is 5yrs old. Mostly newer windows throughout property. This property sits on a lot and a half with lots of space . Attached single garage which is insulated and finished. Fully fenced backyard with a large 19x12 storage/garden shed. Ideal for the first time home buyer or if you are looking to downsize to a more manageable size. Located just 40mins on a beautiful double lane hwy4 from Lethbridge and 10mins from Coutts/Sweetgrass U.S.A. Port of entry .

Built in 1952

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209601    |
| Price          | \$199,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,326       |
| Acres          | 0.21        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

Address 112 4 Avenue Ne



|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Milk River              |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 1M0                 |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Insulated, Off Street, Parking |
| # of Garages   | 1                              |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Separate Entrance            |
| Appliances        | Dryer, Electric Stove        |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | None                         |
| Fireplace         | Yes                          |
| # of Fireplaces   | 1                            |
| Fireplaces        | Brick Facing, Family Room, V |
| Has Basement      | Yes                          |
| Basement          | Crawl Space, Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage                                |
| Lot Description   | Back Lane, Back Yard, Lawn, Landscaped |
| Roof              | Metal, Asphalt Shingle                 |
| Construction      | Concrete, Vinyl Siding                 |
| Foundation        | Poured Concrete, Wood                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 134             |
| Zoning         | RESIDENTIAL     |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.