

# \$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        | Parking Pad, Single Garage / |
| # 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          | Finished, Full, Crawl Space  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 125             |
| Zoning         | RESIDENTIAL     |

### Listing Details

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



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