

# \$279,500 - 221 Center Avenue Ne, Milk River

MLS® #A2233466

## \$279,500

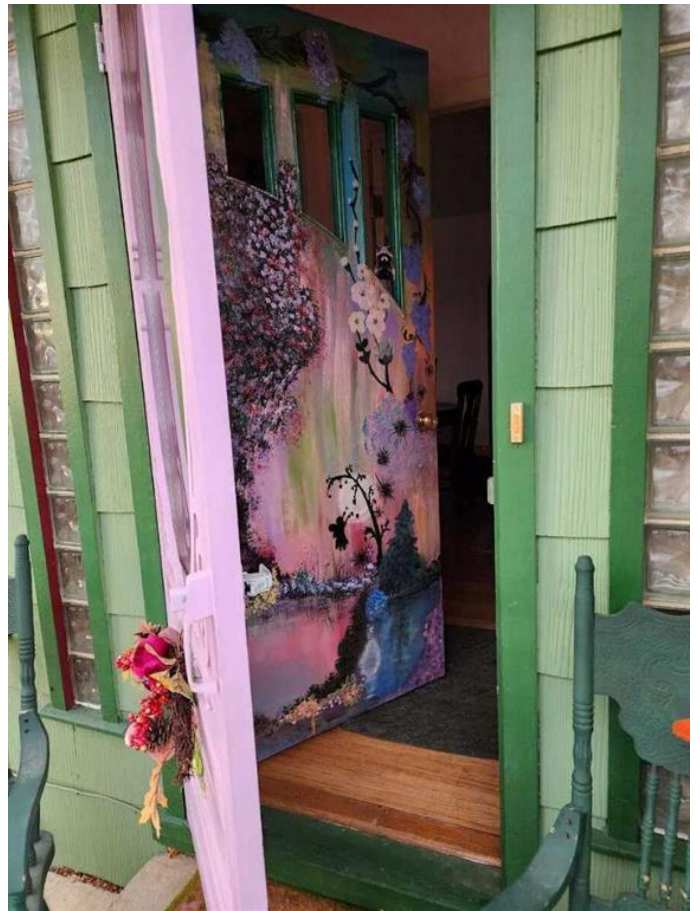
3 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.11 Acres

NONE, Milk River, Alberta

For more information, please click the "More Information" button.

Welcome to your new home in the charming town of Milk River, located in southern Alberta near the US border. This beautiful post-war bungalow, completed in 1949, has been lovingly restored to its former glory. The home features a cast iron clawfoot tub, real hardwood floors, a quaint kitchen with new retro countertops, and a fully developed basement with a private entrance. Upstairs has two bedrooms, one of which has a convenient entrance to the backyard, and a bathroom. The bathroom, with cast iron clawfoot tub and retro pink fixtures, is between the bedrooms. The front door opens to a vestibule and the spacious living/dining room. The kitchen (with breakfast room) is conveniently located adjacent to the dining room for easy access. A short set of four stairs leads to the garage, backyard, driveway, or downstairs. The home has many updates, including new windows, doors, and an upgraded electrical panel (100 amps). The basement is filled with natural light from legal egress windows and includes a four piece Mexican-style bathroom with a walk-in tub, toilet, separate shower, hand-painted sink set in an antique vanity, and bold Mexican Talavera tiles. The hot water tank and furnace are older, but have been serviced and are in good working condition. The roof is lifetime metal. The entire yard has been transformed into a permaculture garden, three seasons old



since planting. It features a variety of fruit trees, berry bushes, bulbs, edible perennials, and space for a traditional garden. Milk River offers ample recreational opportunities with a pool, civic centre, curling rink, library, golf course, and bowling alley. The town is also home to a hardware store, an excellent grocery store, several restaurants, and a state-of-the-art public school nearing completion. Fast possession available (30 days) and most of the furniture can be purchased.

Built in 1949

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233466    |
| Price          | \$279,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,058       |
| Acres          | 0.11        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 221 Center Avenue Ne    |
| Subdivision | NONE                    |
| City        | Milk River              |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 1M0                 |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 5                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |

# of Garages 1

## Interior

Interior Features French Door, Jetted Tub, Separate Entrance, Vinyl W, Solar Tube(s), Suspended Ce

Appliances Dishwasher, Gas Range, M Washer, Bar Fridge, Gas Dry

Heating Forced Air, Natural Gas, Star

Cooling None

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Dog Run, Fire Pit, Garde Barrel/Cistern(s), Rain Gutter

Lot Description Back Lane, City Lot, Dog R Yard Drainage, Fruit Trees/S

Roof Metal

Construction Concrete

Foundation Poured Concrete, Block, Combination



## Additional Information

Date Listed June 21st, 2025

Days on Market 59

Zoning R1

## Listing Details

Listing Office Easy List Realty

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