

# \$415,000 - 808 1 Street Ne, Milk River

MLS® #A2250000

**\$415,000**

3 Bedroom, 4.00 Bathroom, 2,534 sqft  
Residential on 0.33 Acres

NONE, Milk River, Alberta

Welcome to Milk River, Alberta!! Have a look at an absolutely beautiful home for sale. 3 bedrooms, 4 bathrooms and oodles of space throughout the property! Over 2,500sqft on the main and 2nd level. This property has undergone multiple improvements throughout the last 2 years. New garage doors, flooring, eaves troughs, furnace and deck/balcony in 2023. New hot water tank 2024. Improvements on backsplash, paint and lighting throughout the home. Open kitchen with extra cooking area (gas stove and electric range). Beautiful kitchen island with sink and built in dishwasher. There is an area for your coffee bar with sink off of the kitchen and heading into the great room with open, wood beam vaulted ceilings, pool table, lounge area and wood burning fireplace. The laundry is located out of the way in a sunk-in part from the main level. Off of the kitchen enjoy a huge covered and sheltered courtyard where you can BBQ, have a bon fire and entertain. This opens up to the spacious backyard and garden area. The master bedroom boasts a 3pce ensuite with big shower, walk-in closet and a long balcony where you can enjoy your morning coffee. Underground sprinklers, central vac and a 2 person hot tub as well. Attached, heated/finished double car garage. An additional paved parking spot on the back of the property. This property sits on a huge 142x101 lot! A beautiful 40min drive to Lethbridge and 10mins from the Coutts/Sweetgrass U.S.A Port of entry.



Built in 1977

## Essential Information

MLS® #	A2250000
Price	\$415,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,534
Acres	0.33
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	808 1 Street Ne
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K1M0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Additional Parking, Concrete Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Bookcases, Central Vacuum, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	Partial

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Mantle, Stone, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Crawl Space

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Storage, Covered Courtyard, Courtyard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Treed, Corner Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 19th, 2025
Days on Market	17
Zoning	RESIDENTIAL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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