# \$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.







### **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 Additional Parking, Concrete Driveway, Double Garage Attached,

Garage Faces Front, Heated Garage

# of Garages 2

#### Interior

Interior Features Beamed Ceilings, Bookcases, Jetted Tub, Open Floorplan, Soaking Tub,

Walk-In Closet(s), Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance, Storage, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop,

Gas Oven, Gas Stove, Range Hood

Heating Natural Gas, Forced Air

Cooling Partial

Fireplace Yes

# of Fireplaces

Fireplaces Brick Facing, Great Room, Mantle, Stone, Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Courtyard, Covered Courtyard, BBQ gas line, Fire Pit, Garden,

Private Entrance, Private Yard, Storage

Lot Description Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Lawn,

Landscaped, Private, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed August 19th, 2025

Days on Market 76

Zoning RESIDENTIAL

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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