# \$679,000 - 329 2 Avenue Ne, Milk River

MLS® #A2252561

### \$679,000

4 Bedroom, 2.00 Bathroom, 2,411 sqft Residential on 0.41 Acres

NONE, Milk River, Alberta

Where History Meets Heart
Every so often, a property comes along
that's truly one of a kind â€" something
you feel the moment you step inside. Once a
local church, this extraordinary Southern
Alberta home has been lovingly reimagined
into a warm and inspiring living space that
beautifully blends old-world character with
modern comfort.

With nearly 5,000 sq. ft. of finished living area, this home offers a lifestyle that's as flexible as it is stunning. Original maple hardwood floors carry the stories of the past, while thoughtful updates bring a sense of calm luxury throughout. The open-concept main floor is bright and spacious â€" perfect for gathering, creating, and just being at home. The chef's kitchen is designed for connection â€" with generous counter space, custom cabinetry, and room to cook and entertain with ease. Off the kitchen, the sunroom feels like a private escape all its own, with skylights, in-floor heating, and walls of windows surrounding the hot tub â€" a peaceful spot to unwind any time of year. Downstairs, you'II find a completely reimagined lower level that mirrors the light and openness of the main floor. Reinforced with steel I-beams and finished with care, it's a practical and inviting extension of the home, complete with its own walk-up to the yard.

The upper level â€" once a photography studio â€" is a space that sparks creativity. With







soaring 12-foot ceilings, original oak floors, and flexible rooms that can serve as offices, a private retreat, or a studio, it's ready to evolve with your needs.

Step outside and discover your own private sanctuary â€" three city lots surrounded by mature trees, custom garden beds, and the kind of privacy you don't often find in town. Whether it's quiet mornings with coffee or evenings around the firepit, this yard was made for gathering and slowing down. The oversized heated garage (26x28) includes a 775 sq. ft. suite above â€" a bright, self-contained one-bedroom with in-suite laundry, 12' ceilings, and A/C â€" perfect for guests, family, or rental income. There's also plenty of parking, including gated RV space and a reinforced parking pad. With its metal roof, custom craftsmanship, and rich history, this property is more than just a home â€" it's a statement of style, soul, and possibility.

Come see what makes it so special.

Built in 1956

#### **Essential Information**

MLS® # A2252561 Price \$679,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,411 Acres 0.41

Year Built 1956

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 329 2 Avenue Ne

Subdivision NONE

City Milk River

County Warner No. 5, County of

Province Alberta
Postal Code T0K 1M0

#### **Amenities**

Parking Spaces 7

Parking Double Garage Detached, Heated Garage, Parking Pad, RV

Access/Parking, RV Gated

# of Garages 2

#### Interior

Interior Features Bar, High Ceilings, Natural Woodwork, No Smoking Home, Recessed

Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Beamed

Ceilings, French Door

Appliances Central Air Conditioner, Dishwasher, Freezer, Garage Control(s),

Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Fire Pit, Garden, Lighting, Misting

System, Private Yard, Barbecue

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private,

Street Lighting, Yard Lights, Corner Lot, Few Trees, Irregular Lot,

Secluded

Roof Metal

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 29th, 2025

Days on Market 69

Zoning Residential

## **Listing Details**

Listing Office eXp Realty of Canada

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