

# \$330,000 - 220 6 Avenue Ne, Milk River

MLS® #A2246746

**\$330,000**

4 Bedroom, 2.00 Bathroom, 1,315 sqft  
Residential on 0.14 Acres

NONE, Milk River, Alberta

Welcome to this well-maintained and spacious 1,300 sq. ft. home located in a peaceful cul-de-sac in the charming town of Milk River—just a short drive from the U.S. border. This 4-bedroom, 2-bathroom home offers comfortable family living with plenty of space both inside and out. Enjoy the large enclosed sunroom that showcases beautiful views and provides the perfect space to relax year-round. Step outside to a generous back veranda and a private yard with no rear neighbours—ideal for enjoying quiet mornings or entertaining guests.

Inside, the home features a functional layout, great natural light, and ample room for the whole family. Located within walking distance of local schools, this is a fantastic opportunity for families or anyone seeking a quieter pace of life with convenient access to amenities. Don't miss your chance to own this lovely home in one of Milk River's most desirable locations!

Built in 1973

## Essential Information

MLS® #	A2246746
Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,315
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	220 6 Avenue Ne
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1M0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Freezer, Garburator, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	August 7th, 2025
Days on Market	66
Zoning	R

## **Listing Details**

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.