

**122061A 501 Highway E  
Milk River, Alberta**

**MLS # A2181079**



# \$990,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	157.00 Acres		
<b>Lot Feat:</b>	Pasture, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**4-Bedroom Home** Near Writing-on-Stone Provincial Park This spacious 4-bedroom home is situated on 157 acres in a private and serene setting, just 41 km east of Milk River and near the iconic Writing-on-Stone Provincial Park. The home features a functional layout with three bedrooms on the main level, including a master bedroom with an ensuite, and a fourth bedroom on the lower level. The spacious country kitchen, perfect for large families, offers breathtaking views of the Sweetgrass Hills. The lower level includes a family/games room, an additional bathroom, an office, and a large craft or workroom, providing plenty of versatile living space. Additional amenities include: A steel archrib Quonset with partial concrete floor, ideal for storage or workshop needs. Corrals for livestock. A storage shed for added convenience. This affordable property offers practicality, comfort, and the tranquility of rural living in a location that combines natural beauty and peaceful surroundings.