

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

MLS® #A2252561

\$679,000

4 Bedroom, 2.00 Bathroom, 2,411 sqft
Single Family on 0.41 Acres

N/A, Milk River, Alberta

A Masterpiece of History and Modern Luxury. MAIN HOME: Welcome to a rare opportunity in Southern Alberta, a former church, completely reimaged into an extraordinary residence that blends historic charm, modern craftsmanship, and versatile live-work potential. With nearly 5,000 sq. ft. of finished living space, this stunning property offers elegance, income potential, and lifestyle flexibility in equal measure. Inside the 2,411 sq. ft. residence, original maple hardwood floors set the tone for timeless character, complemented by custom counters, tray ceilings, and a wood-burning fireplace. The open-concept is bright and spacious, designed for seamless entertaining and everyday comfort. A spacious chef's kitchen provides abundant storage and prep space. Beautiful outdoor scenes can be taken in any time of year in the the attached hot-tub sunroom! Complete with in-floor heating, skylights, and WALLS of windows creating the perfect year-round retreat. The residence features two bedrooms plus a den, abundant storage, and thoughtful architectural details throughout, making this completely redone basement reflect the open, modern space it is today, supported by steel I-beams for lasting integrity, and includes a convenient walk-up to the yard. The top floor, once a thriving photography studio, offers remarkable flexibility. With soaring 12' ceilings, original oak hardwood floors, two offices, a bedroom, full bathroom, and an expansive open area,



itâ€™s perfectly suited for a home-based business, creative studio, or luxury private retreat.Outside you'll discover a supremely private, landscaped, sanctuary spanning three city lots, surrounded by a private stucco fence. Manicured lawns, custom garden beds, mature trees, ambient lighting, sound features, a welcoming patio perfect for BBQ PLUS an ambient firepit area really set the stage for unforgettable gatherings.Completing the property is an oversized heated double garage (26x28).

APARTMENT: topped by a 775 sq. ft. income-producing suite with one bedroom, in-suite laundry, 12â€™ ceilings, and its own A/C. Parking is never a concern hereâ€”featuring a double-reinforced parking pad + gate-access for secure RV parking, along with an additional six parking spaces between the garage and driveway. A durable metal roof ensures peace of mind for years to come.This is more than a homeâ€”itâ€™s a statement. A residence where heritage, design, and versatility unite, offering an unparalleled lifestyle for those who demand something truly unique. Call your REALTORÂ® today and book a showing today! (id:6289)

Built in 1956

Essential Information

Listing #	A2252561
Price	\$679,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,411
Acres	0.41
Year Built	1956
Type	Single Family
Sub-Type	Freehold

Style Bungalow

Community Information

Address 329 2 Avenue Ne
Subdivision N/A
City Milk River
Province Alberta
Postal Code T0K1M0

Amenities

Amenities Playground, Recreation Nearby, Schools
Features Back lane, PVC window, French door, No Smoking Home, Gas BBQ Hookup
Parking Spaces 7
Parking Detached Garage, Garage, Heated Garage, Parking Pad, RV
of Garages 3

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave, Freezer, Garage door opener, Washer & Dryer
Heating Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1
Has Basement Yes

Exterior

Exterior Stucco
Exterior Features Garden Area, Landscaped, Lawn
Foundation Poured Concrete

Listing Details

Listing Office eXp Realty of Canada



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Listing information last updated on October 20th, 2025 at 6:46pm PDT