

\$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

A Masterpiece of History and Modern Luxury.
MAIN HOME: Welcome to a rare opportunity in Southern Alberta, a former church, completely reimagined 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, it'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, 12' ceilings, and its own A/C. Parking is never a concern here—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 home—it's a statement. A residence where heritage, design, and versatility unite, offering an unparalleled lifestyle for those who demand something truly unique. Call your REALTOR® today and book a showing today!

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	High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Bar, Beamed Ceilings, French Door, Natural Woodwork, Recessed Lighting, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Freezer, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard, Barbecue, Courtyard, Fire Pit, Garden, Misting System
Lot Description	Back Lane, Back Yard, Lawn, Street Lighting, Corner Lot, Few Trees, Front Yard, Garden, Irregular Lot, Landscaped, Private, Secluded, Yard Lights

Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	59
Zoning	Residential

Listing Details

Listing Office	eXp Realty of Canada
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