



**GRASSROOTS**  
REALTY GROUP

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**349 E 1 Avenue N**  
**Magrath, Alberta**

**MLS # A2283786**



**\$617,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Concrete Driveway, Double Garage Attached, Driveway, Garage Door		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Seasonal Water, Underground Sp		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave Hood, Dishwasher, Washer & Dryer, Blinds in Dining Room and Kitchen, Curtain Rods, Attached Shelves in Dining Room and Second Upstairs Bedroom, Track in Garage, Protective Tree Fence in Front Yard, and Shed.

This beautifully built home, completed in 2022, offers 5 bedrooms and 3 bathrooms and truly has it all. The main level welcomes you with a bright, open concept layout featuring the living room, dining area, and kitchen perfect for both everyday living and entertaining. Large windows and abundant pot lights flood the space with light. The spacious kitchen is thoughtfully designed with lots of cabinet space, a large island, and a walk in pantry. Down the hall, you'll find a 4-piece bathroom, a bedroom, and the primary. The primary bedroom features a generous walk in closet and a stunning 3-piece ensuite with a beautiful shower. The basement includes three additional bedrooms, another 4-piece bathroom, a large family room, and an expansive storage area. Additional highlights include a heated double garage with high ceilings, plenty of parking with a paved driveway, and extra gravel RV parking along the east side of the home. The exterior is just as impressive, with Gemstones installed, and beautifully maintained front and back yards equipped with underground sprinklers. The underground sprinklers can also be connected to town water if the seasonal water isn't accessible. The fully fenced backyard features a 10x14 shed, growing Swedish Columnar Aspen trees, a Silver Cloud Maple tree and a walk out deck that connects directly to the dining area. This exceptional home is move in ready and not to be missed.