



**GRASSROOTS**

REALTY GROUP

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**182 S 3 Street E  
Magrath, Alberta**

**MLS # A2288069**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	3,063 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

**Inclusions:** Fridge, hood fan, double oven, gas stove top, 2 washers, 2 dryers, dishwasher, window coverings, entertainment unit in south main living room, window A/C unit, island stools, south facing shed

Tucked away on an extremely quiet street in the heart of Magrath, this massive family home offers an incredible blend of space, privacy, and charm, all while being located in a beautiful area close to rolling hills, green space, a creek, and so much beautiful nature that give it a peaceful, acreage-like feel! Sitting on over a third of an acre and surrounded by amazing neighbours, this property boasts stunning curb appeal with its timeless brick exterior, cedar shake roof, spacious yard, and mature trees, along with the convenience of a double attached garage. Inside, you’ll find numerous updates throughout the years including beautiful hardwood floors across the main living areas, granite countertops, fresh paint throughout, and several newer appliances including a brand new dishwasher, PLUS a massive laundry room featuring two sets of new washers and dryers to accommodate a busy household. The chef’s dream kitchen offers an abundance of cabinetry, expansive counter space, a huge island perfect for gathering, and a good-sized pantry, while both an eat-in dining area and a formal dining space provide flexibility for everyday living and entertaining! With seven bedrooms and four and a half bathrooms, including a massive ensuite with a jetted tub in the primary, this home is ideal for large families or those looking to accommodate in-laws or multigenerational living. The primary suite is truly an oasis - situated in its own private wing with space for a king-sized bed, a huge walk-in closet, and a cozy natural gas fireplace. Additional character shines throughout with shiplap accents, crown moulding, and wooden indoor shutters instead of traditional window blinds. Four separate family/living rooms with 2 having wood-burning fireplaces and even an exterior wood-burning fireplace ensure there is space for everyone to relax and unwind during the

cold winter months. The fully developed walk-out basement and three decks expand your living space outdoors, making it easy to enjoy the serene setting and mature surroundings! With its prime location, incredible square footage, thoughtful updates, and rare combination of privacy and proximity to nature, this one-of-a-kind property truly has it all &mdash; call your REALTOR® today and get your showing booked right away!