



**GRASSROOTS**  
REALTY GROUP

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**169 Heritage Road S**  
**Magrath, Alberta**

**MLS # A2302465**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Standard Shaped Lot		

<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>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, See Remarks		

**Inclusions:** N/A

Nestled on a generous lot in the heart of Magrath, this 1,800 sq. ft. residence offers a rare combination of structural excellence and modern farmhouse charm. The exterior is wrapped in premium Hardie Board siding and features both front and side decks, perfect for enjoying the quiet pace of small-town Alberta. Built with a high-performance ICF (Insulated Concrete Form) foundation, this home provides superior energy efficiency and a whisper-quiet interior. Inside, the main level showcases updated vinyl plank flooring and contemporary shiplap feature walls that add a touch of timeless character. Every room is finished with high-profile PVC baseboards, offering a crisp, durable aesthetic that complements the updated windows found throughout the entire home. The thoughtful layout includes two spacious bedrooms and two full bathrooms on the main floor, providing a seamless flow for everyday living. Upstairs, a versatile bonus space serves as an ideal retreat for a home office, library, or home theater room. For those looking to expand, the undeveloped basement is a blank canvas that already includes framing to suggest a future layout and a roughed-in bathroom insert to simplify your renovations. Situated on an expansive lot with plenty of room for a future garage or a sprawling garden, this property is a perfect match for the buyer who values "behind-the-wall" quality and stylish, move-in-ready finishes. Contact your Realtor&reg;? today to set up your own private tour.