



**122 S 3 Street W
Magrath, Alberta**

MLS # A2306369



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.29 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RESI
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 122 S 3 St W in Magrath! This beautiful home has all the room and updating you need to make it perfect for the family! Almost everything has been updated, such as the roof, furnace, hot water tank, many windows throughout, and much more being updated in 2025. The main level features 1,198 square feet of living space and has been well kept. The bright living room at the front of the house is perfect for relaxing at the end of a work day. The kitchen is nice and open with a great area for dining. Three bedrooms can be found on this level, including the primary bedroom that has a 2pc ensuite bathroom. Moving downstairs, you will immediately notice the over 9 foot tall ceiling. You have big windows which allow tons of natural light. There are two more bedrooms here, a 3pc bathroom that's ready for your personal touch and plenty of storage space. You also have your laundry in the basement. Sitting on 0.29 acres, this home features plenty of space outdoors. There's also a large gravel parking pad that will can accommodate multiple vehicles PLUS an RV. Contact your favourite REALTOR® today!