



**125 S 2A Street W
Magrath, Alberta**

MLS # A2307986



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,992 sq.ft.	Age:	1977 (49 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Seasonal Water, Treed, Undergro		

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

Features: Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Window Coverings (sold as is), TV Mount, Shelving/Cabinets in garage (sold as is).

The home was originally built in 1977, with a large addition completed in 2012 and major updates done in 2020. This renovated property features a brand new kitchen and pantry, vinyl flooring throughout, new furnace, new downstairs bathroom, and more. The main floor offers an oversized primary bedroom with a spacious ensuite and walk-in closet, two additional bedrooms (one currently used as an office), another full bathroom and a half bath, a sunken living room, and a functional kitchen and dining area. Downstairs includes four more bedrooms (two oversized), a full bathroom, laundry, two storage rooms, and a family room. Enjoy the private backyard with mature trees, a fenced yard, and a back deck, plus a 12x20 shed for extra storage. Located just half a block from Lions Park and a short walk to Magrath's amenities, this is a great family home you won't want to miss.