



**20 N 1A Street
Magrath, Alberta**

MLS # A2312863



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener

Welcome to 20 N 1A Street E in the quiet and family-friendly community of Magrath! This beautifully maintained 3 bedroom, 3 full bathroom home offers the perfect mix of comfort, functionality, and pride of ownership. From the moment you arrive, you’ll notice how incredibly clean, tidy, and well cared for this property truly is. Built in 2002, the home features a bright and inviting layout with an updated open-concept main living area that creates a spacious, welcoming feel. The main floor is finished with durable vinyl plank flooring with cork backing for added warmth and comfort, while the reverse osmosis water filtration system running to the kitchen sink adds an extra touch of convenience! Downstairs, you’ll love the cozy in-floor heating in both the basement and double attached garage, making winter mornings much more enjoyable. Outside, the immaculate yard provides a peaceful setting to relax, entertain, or simply enjoy the quiet surroundings. There’s also RV parking with a 50 amp service hookup for your camper or trailer. Major exterior updates include SmartBoard siding completed approximately 3 years ago and a roof replaced roughly 10 years ago. Located on a very quiet street in one of Magrath’s most desirable neighbourhoods, this move-in ready home checks all the boxes for buyers looking for a property that has been truly loved and meticulously maintained.