



**18 Garden Place
Magrath, Alberta**

MLS # A2316419



\$429,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,302 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Level, P | | |

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|--------------------|---|-------------------|-------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer & Dryer, Window Coverings, Shed, Gazebo, Hot Tub (Sold AS IS).

If you're looking for a home that's not too big, not too small, but just right, this charming bungalow is the perfect fit! The main floor features a spacious living room ideal for gathering with family and friends, a comfortable primary bedroom with a walk-in closet and direct access to the main bathroom, and a thoughtfully designed kitchen and dining area tucked away from the direct line of sight of the front entry. The basement offers a cozy family room with a gas fireplace, two additional bedrooms (windows may not meet current egress requirements, and one bedroom includes a bonus space), a bathroom/laundry area, and plenty of storage, including a true cold room. The extra-long single attached garage was added later and is partially insulated, with a dedicated workspace at the back and convenient access through both front and side man doors. Outside, the backyard is beautifully landscaped with mature trees, shrubs, raspberries, golden raspberries, and honeysuckle, while the huge partially covered deck, gazebo, and hot tub create the perfect space for relaxing and entertaining. With shingles replaced approximately four years ago and a location near the corner of a quiet cul-de-sac close to schools and amenities, this well-maintained home offers comfort, functionality, and excellent value.