



GRASSROOTS
REALTY GROUP

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54 N 4 Street E
Magrath, Alberta

MLS # A2317748



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,867 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.08 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Private, Seas		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cedar	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Laminate Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Built-in Oven, Dishwasher, Washer & Dryer, Window Coverings, Ride on Mower, Shed (Sold AS Is).

A spacious bungalow with everything conveniently located on one level! Between the current and previous owners, this home has seen extensive updates throughout. The shingles, furnace, and kitchen cabinets were replaced previously, while the triple-pane windows, garage door, and flooring have all been updated recently. Fresh interior and exterior paint, new pot lights, and numerous other improvements make this home move-in ready. If you're looking to avoid stairs or simply want the convenience of main-floor living, this property is an excellent fit. The double attached garage is complemented by a detached garage/shop with power, providing plenty of room for vehicles, storage, or hobbies. Step outside to the impressive 16' x 56' deck featuring an outdoor fireplace, the perfect place to relax and enjoy the outdoors. Situated on a beautiful 1.08-acre lot, there's no shortage of space to play, entertain, and enjoy country living. This is a fantastic opportunity to own a beautifully updated home on an incredible lot. Come take a look!