GRASSROOTS REALTY GROUP

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372 E 1 Avenue N
Magrath, Alberta

MLS # A2318226

$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,021 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.54 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Back Lan		

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

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, microwave hood fan, dishwasher, washer and dryer, play set, and window coverings.

Built in 2016, this beautifully designed 5 bedroom, 3 bathroom home offers the perfect combination of space, functionality, and quality, complete with a double attached garage, loft, and a fully heated detached shop. The main floor features an office that could also serve as a bedroom, a 4 piece bathroom, and an incredible primary suite with a one of a kind 5 piece ensuite featuring a wall length double vanity, large two person shower, and a spacious walk in closet. The open concept kitchen, dining, and living area showcases vaulted ceilings, hardwood floors, a large island, quartz countertops, and a walk through butler’s pantry that connects directly to the garage, making grocery trips a breeze. The laundry room also functions as a mudroom with individual stalls for each family member. Downstairs, you’ll find 9 foot ceilings, a spacious family room perfect for entertaining, 3 additional bedrooms, each with its own walk in closet, another 4 piece bathroom, and a separate storage room. The oversized double attached garage includes a loft above that creates a fun hangout area. Outside, the 24x32 heated shop, long gravel driveway with RV parking, and fully fenced and landscaped yard on over half an acre make this property truly stand out. This is a rare opportunity to own a one of a kind property, so don’t miss out.

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