



GRASSROOTS
REALTY GROUP

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8 N 2 Street W
Magrath, Alberta

MLS # A2320834



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,677 sq.ft.	Age:	1915 (111 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Vinyl Windows, Wood Counters, Wood Windows		

Inclusions: Fridge, stove, dishwasher, washer and dryer, window coverings, electric fireplace and two end shelves, antique chest in the front entrance, upstairs dresser, up stairs furniture (negotiable).

Charming is the first word that comes to mind when describing this home. Built in 1915, it offers an abundance of original character while benefiting from several important upgrades over the years. Situated on a beautiful 0.29-acre corner lot surrounded by mature trees, this 4-bedroom, 2-bathroom home has a warm and inviting feel from the moment you arrive. The charming sunroom welcomes you as you enter and adds to the home's unique character. The main level features three bedrooms, a 4-piece bathroom, a comfortable living room, and a spacious kitchen that has seen tasteful updates while maintaining the home's character. Upstairs, you'll find a cozy family room, a 3-piece bathroom, and an additional bedroom, creating a private retreat that could easily function as a primary suite. Several major updates have already been completed, including a new roof installed just a few months ago, along with upgrades to the furnace and hot water tank. The basement/crawl space is accessed from the exterior rear entrance and provides plenty of additional storage. Outside, the fully fenced backyard is a peaceful retreat complete with a firepit area and a chicken coop. While there is currently no garage, the lot offers ample space to build one if desired. The back balcony, stairway, and some siding do require repair and updating, which has been reflected in the asking price. If you're looking for a home filled with character, charm, and potential, this one is ready for its next owner.