



244 N 2 Street E
Magrath, Alberta

MLS # A2322170



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,751 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Window Coverings, Mini Fridge.

The perfect bungalow family home! This spacious home features a beautiful kitchen with new granite countertops and backsplash, new appliances, a large pantry, an incredible island, and plenty of cabinetry and workspace. The main floor also offers a bright front office with beautiful windows and natural light, a walk in front closet, vaulted ceilings, hardwood floors, main floor laundry, an additional bedroom, a full bathroom, and a spacious primary bedroom complete with an ensuite. The fully finished basement features a large family room with a gas fireplace and wet bar, three additional bedrooms with large closets, another full bathroom that also provides access to one of the bedrooms, and a storage room. The triple attached heated garage is perfect for vehicles, toys, and extra storage, with newer garage doors including one measuring 16x9 and the other 10x10. The shingles were replaced just a couple of years ago. Outside, you'll find both a covered front deck and a rear deck, perfect for enjoying the outdoors, along with a fully fenced and landscaped yard featuring a pear tree, cherry tree, and raspberry bushes. Located in a fantastic neighbourhood surrounded by beautiful homes, this property is a must see. Come check it out!