



**58 N 1A Street E
Magrath, Alberta**

MLS # A2322685



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,391 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Seasonal Water, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Pantry		

Inclusions: Fridge, Stove, Dishwasher, Trash Compactor, Microwave, Washer & Dryer, Window Coverings, Greenhouse, 2 Sheds. (All Sold As Is Where Is).

A well loved family home ready for its next chapter! Whether you're looking for something move in ready or a home you can continue to update and make your own, this property has plenty to offer. The main floor features 3 bedrooms, 2 bathrooms, and convenient main floor laundry, making it a great fit for a young family or anyone wanting everything on one level. The spacious living room upstairs and large family room downstairs are both excellent gathering spaces, each complete with a cozy wood burning fireplace. Downstairs, the bonus room could serve as an additional bedroom, office, playroom, or hobby space, while the two separate furnaces and separate entrances may provide suite potential. The attached heated single garage is perfect for parking, and the attached workshop adds even more functional space. Outside, the beautiful yard speaks for itself, the classic brick exterior offers curb appeal that's hard to replicate today, and the solar panels are already purchased and installed, adding long term value and efficiency. Last but not least, the location is fantastic. Affordable family homes like this don't come along every day come take a look!