



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

272 E 2 Avenue S
Magrath, Alberta

MLS # A2322993



\$374,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,289 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Parquet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Vaulted Ceiling(s)		

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

Located on a quiet street surrounded by mature trees and beautiful landscaping, this charming home is full of character and ready for its next owner. Recent updates include fresh paint throughout, new light fixtures, vinyl plank flooring in the kitchen, painted cabinets, new countertops and backsplash, a fully renovated ensuite, and a new tub, surround, and vanity in the basement bathroom. The bathroom fans have been replaced, along with most of the electrical plugs, the sewer lift pump was replaced just 2 years ago, and the washer and dishwasher are new. Some of the standout features include the covered front porch, private front entrance, vaulted ceilings, bright sunroom, single attached garage with separate entrance into the basement, adorable shed, and incredible fenced in yard. A solid home in a great price range with plenty of opportunity to continue adding your own touches and make it your own. Come take a look!