



GRASSROOTS
REALTY GROUP

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154 West 2 Avenue
Magrath, Alberta

MLS # A2328311



\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	residential
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Unbeatable value on a big lot! This charming 2-bed, 1-bath bungalow is move-in ready with new windows and doors—a major upgrade you'll feel every season. Inside you'll find a bright living room with newer vinyl plank flooring, convenient main floor laundry, and a handy pantry. Shingles on the home and the massive double detached garage were done in 2021. Out back, enjoy a brick patio and deck on a generous lot with underground sprinklers keeping the yard green all summer. Priced to sell — nothing else in the area comes close at this price point. Book your showing today!