



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

43 N 2A Street E
Magrath, Alberta

MLS # A2328494



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,219 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Storage		

Inclusions:	N/A
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Welcome to this exceptionally well-built home nestled on a quiet street in the friendly community of Magrath, Alberta. Thoughtfully designed for comfort, efficiency, and self-sufficient living, this property offers a rare combination of practicality and charm. Enjoy peace of mind with a wood-burning stove, backup generator, solar backup system, greenhouse, and multiple cold storage areas—ideal for those looking to embrace a more sustainable lifestyle. Outside, you’ll find a gardener’s paradise featuring mature fruit trees and bushes, including apples, cherries, grapes, raspberries, and more, along with beautifully maintained raised garden beds ready for your next harvest. An addition completed in 2019 created an impressive family room centered around the cozy wood stove, making it the perfect gathering space year-round. Below, the addition offers an enormous storage room that naturally maintains a comfortable temperature of approximately 65°F throughout the year—ideal for food storage, hobbies, or a workshop. The basement features 9-foot ceilings, creating an open and spacious feel, while the attached double garage provides plenty of room for vehicles and additional storage. Whether you’re looking for a family home, a place to enjoy gardening, or a property that offers greater independence and resilience, this unique Magrath home is one you won’t want to miss. Come experience everything this exceptional property has to offer!