



GRASSROOTS
REALTY GROUP

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70 S 2 Street W
Magrath, Alberta

MLS # A2331340



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Seasonal Water		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Laminate Counters		

Inclusions: Fridges x2, Stove, Microwave Hood, Dishwasher, Washer & Dryer, Window Coverings, Security System, Cabinets & Shelving in Garage including rolling workbench (gurney).

Great opportunity to own this 3 bedroom, 1 bathroom home with a massive 40' x 32' heated garage. Originally built around 1945, with front and side additions completed in the 1970s or 1980s, this home offers over 1,500 sq. ft. of living space and is ready for your personal updates and upgrades. The basement is accessed from outside and features the furnace, a hot water tank replaced in 2025, and lower ceilings that make it an ideal stand-up crawl space. Outside, you'll find a fully fenced yard with plenty of raspberry bushes and an insulated greenhouse (excluding the ceiling) that offers excellent potential for additional usable space. The garage is a standout feature, with an insulated and heated main bay complete with an oil trap, air lines, a toilet, and a commercial-sized sink, while the uninsulated north side provides ample storage. The home's electrical panel is located in the garage, and the house also includes two sub-panels. If you're looking for a property with incredible potential and an exceptional garage, this is one you won't want to miss.