



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

256 N 1 Street W
Magrath, Alberta

MLS # A2332976



\$189,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	818 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.48 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Seasonal Water, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer & Dryer, 2 Sheds, Storm Windows in Shed. (All Sold As IS).

A great opportunity to own this 2 bedroom, 1 bathroom home situated on a large lot in a fantastic location! Whether you're looking for an affordable first home or a potential revenue property, this one is worth a look. Some of the demolition has already taken place, giving you a head start on renovations, while still leaving plenty of opportunity to make it your own. The furnace was replaced in 2021, and has a 100-amp electrical panel. The .5 acre lot is beautiful with part of the backyard fully fenced. The lot extends beyond the back fence to the alley, providing plenty of additional space to build a garage or shop. With lots of potential, this property is ready for its next owner. Come take a look!