



GRASSROOTS
REALTY GROUP

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**14 Centennial Place
Magrath, Alberta**

MLS # A2336532



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,611 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Pie Shaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Laminate Counters, Separate Entrance, Skylight(s), Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, 1x Washer & Dryer (basement), Blinds (Sold As Is), Murphy Bed (without mattress), Built in Desk (basement family room), Box Shelving (Basement Bedroom), Solar Panels, Central A/C, Shed.

Fantastic Family Home! This isn't your average home and offers a variety of unique features, including two primary bedrooms, one on the main level and one in the basement, two laundry areas, one in the upstairs primary bedroom and another in the basement, a walk out basement, a balcony, beautiful built in cabinetry including a Murphy bed, desk and office shelving, three living or family rooms and two dining areas. The home also features an oversized double car garage, in floor heat in the basement and garage, a wood burning fireplace, RV parking and a fenced yard complete with an apple tree, raspberry bushes, a strawberry patch and garden. The home has also been modified for accessibility, including a walk in shower on the main floor, with additional accessibility equipment available for negotiation if needed. The shingles were replaced approximately 7 years ago, and the 29 panel, 15.95 kWh solar system was installed and paid in full in December 2024. Before the solar panels, electricity costs were approximately \$3,835 for the year, compared to just \$466 the following year, saving \$3,369! The home is in excellent condition and truly is a must see. Come check it out!