



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 N 1 Street E
Magrath, Alberta

MLS # A2339785



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, washer/dryer, A/C, central vac + attachments, hot tub, window coverings

Welcome to this well maintained 4 bedroom, 2.5 bathroom bungalow in the heart of Magrath, offering an open layout and plenty of updates throughout. The main floor features a bright, open flow between the kitchen and dining area. The kitchen is equipped with almost all new stainless steel appliances, while three bedrooms are located upstairs, including the primary bedroom with a convenient 2 piece ensuite. A 4 piece bathroom completes the main floor. Downstairs, the fully developed basement offers a large family room, an additional bedroom and bathroom, laundry, and tons of storage space. Recent updates and features include new flooring, fresh paint, central A/C, central vac, a new furnace motherboard, and a new hot water tank. Outside, enjoy a large backyard complete with a hot tub and plenty of room to relax or entertain. The location is hard to beat. Just steps from Magrath High School, community pool, ice arena, pickleball courts, tennis courts, and outdoor basketball courts. A great combination of space, updates, and an unbeatable location in Magrath!