



GRASSROOTS
REALTY GROUP

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147 S 4 Street E
Magrath, Alberta

MLS # A2341652



\$724,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,494 sq.ft.	Age:	2019 (7 yrs old)
Beds:	8	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer(x2), dryer(x2), all window coverings, garage door opener and remote(s)

The ultimate family home with room for EVERYONE!!! This stunning property offers an incredible 8 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout that provides plenty of space for the whole family! Step inside and fall in love with the bright, open-concept main floor, featuring beautiful tray ceilings throughout the living room, dining area, and kitchen, a cozy natural gas fireplace, and a gorgeous kitchen complete with quartz countertops, a gas stove, and plenty of space for gathering and entertaining! The main floor also offers a convenient mudroom off the large double attached garage, which comes complete with a rough-in for a natural gas heater! Upstairs, you'll find 4 generously sized bedrooms, including a spacious primary retreat featuring elegant tray ceilings, a large walk-in closet, and a private 3-piece ensuite! A bonus room at the top of the stairs provides the perfect space for a home office, playroom, or additional family living area! Downstairs, you'll find even more room to spread out, with a wood-burning stove, a projector rough-in for future movie nights, additional bedrooms, and large storage rooms to keep everything organized! With laundry conveniently located on both the main floor and in the basement, plus central air conditioning to keep you comfortable all summer long, this home has been designed with busy family life in mind! Outside, the beautiful brick and Hardie board exterior offers fantastic curb appeal, complemented by gorgeous landscaping along the front and side of the home! The fully fenced backyard features durable vinyl fencing, a beautiful composite deck perfect for summer BBQs, and an incredible play area complete with a playhouse and in-ground trampoline that the kids will absolutely LOVE! Situated on a quiet street in the wonderful community of Magrath, this home offers the perfect combination of

small-town charm and everyday convenience! Magrath is a fantastic place to call home, offering great schools, parks, playgrounds, a beautiful fish pond, walking trails, a grocery store, restaurants, and a welcoming community atmosphere! Plus, with Lethbridge only 20 minutes away, you'll enjoy the peace and quiet of small-town living while still being close to all the amenities of the city! With so many incredible features inside and out, this is one you won't want to miss! Contact your REALTOR® and book your showing right away!