



GRASSROOTS
REALTY GROUP

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145 S 1 Street W
Magrath, Alberta

MLS # A2343794



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1925 (101 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.40 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Seasonal Water, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Jetted Tub, Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Window Coverings, Extra Flooring, Outdoor Furniture, Play House, Sheds (as seen), Outdoor Play/Swing Set.

A beautiful older home on a large lot in a great location! This home has had several updates over the years, along with a number of recent updates. Recent updates include new flooring throughout the main floor and most of the basement, fresh paint, new light fixtures, newer stove and dishwasher, new toilets, and new windows in the basement family room. The basement family room is wired for surround sound. The exterior has also been painted, with new metal siding added to the south side of the home and a new metal roof. The carport has been replaced with new lumber and a metal roof. Out back, the covered porch is the perfect spot to enjoy the evenings and take in the beautiful backyard. The outdoor fireplace is perfect for those chilly nights. The yard has plenty of mature bushes and trees for privacy and stretches all the way back to the alley. Located just half a block south of downtown Magrath, this home is within walking distance of just about everything. This is a great home in a great location and is a must see!