



GRASSROOTS
REALTY GROUP

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429 S 2 Street W
Magrath, Alberta

MLS # A2351549



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,394 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Seasonal Water, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Microwave, Washer & Dryer, Window Coverings (sold as is), Shelving in storage room, garage and shed, Bookcase in basement bedroom, 2 Storage Containers in yard, Gazebo, Shed.

Here is a fantastic 5 bedroom, 3 bathroom family home located in the beautiful southwest end of Magrath! This well maintained home offers 3 bedrooms on the main floor, making it a great fit for families with young children. The primary bedroom features a walk-in closet and ensuite bathroom, while the vaulted living room provides a spacious area for gathering. The kitchen is tucked away for added privacy, with plenty of room for dining. Main floor laundry adds to the convenience of everyday living. Downstairs, you'll find a spacious family room, 2 additional large bedrooms, a full bathroom, and a storage/furnace room. The basement also features in-floor heating, and the water tanks were replaced in 2023. Other updates include a sewer lift pump replaced 5 years ago and new main floor flooring last year. The home also features a separate electrical panel for a generator, a double attached garage, and a large shed for extra storage. Outside, the beautiful yard features underground sprinklers and a spacious back deck where you can relax and enjoy the surrounding scenery. Located just minutes from a trailhead connecting to Magrath's beautiful trail system, this home offers a great combination of space, comfort, and location. Come check it out!