



GRASSROOTS
REALTY GROUP

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**280 1 Avenue N
Magrath, Alberta**

MLS # A2217851



\$669,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,608 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Faces		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Masonite
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Hot Tub, Blinds, 2 Garage Door Controllers

This stunning two-story residence offers the perfect blend of space, comfort, and style with over 2,600 sq. ft. of thoughtfully designed living space, plus a fully developed 1,200+ sq. ft. basement. With 6 spacious bedrooms, 4 full bathrooms, and a half bath, this home is ideal for growing families or those who love to host. Step through the vaulted front entry and feel immediately at home. The main floor features a private home office, a cozy living room, a bright plant or piano room, and a convenient laundry area. At the heart of the home is a beautifully appointed, expansive kitchen that flows effortlessly into the sunlit dining and living areas—perfect for entertaining. Outside, the fully landscaped double lot is a true oasis. Enjoy mature trees, a stone patio, a fully fenced yard, and a hot tub for ultimate relaxation. Whether it's summer barbecues or quiet evenings under the stars, this backyard is built for making memories. Practicality meets luxury with an attached oversized heated double garage, ample parking, an exterior RV power outlet, central A/C, and a storage shed for added convenience. This exceptional property offers the perfect combination of small-town charm and modern living. Don't miss your chance to make this stunning Magrath home yours!