



GRASSROOTS
REALTY GROUP

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25N 2 Street W
Magrath, Alberta

MLS # A2220201



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Seasonal Water, Treed		

Heating:	Forced Air
Floors:	Hardwood, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Crawl Space, None
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

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

Inclusions: Fridge, Stove, Washer & Dryer, Shed.

Charming 2 bed 1 bath bungalow home on a great LOT located in the beautiful Town of Magrath! It has been freshly painted, some new flooring installed but also has some of the original hardwood, most of the electrical has been updated, the furnace is about 6 years old, and the ducts have been recently cleaned. The front and side decks are both new, as well as the soffit, fascia and gutters. The flow of this home is inviting and functional with great use of space. The yard is a great size with lots of room for a garden or for Kids to play. Homes like this are hard to come by so come check it out soon!