



**GRASSROOTS**  
REALTY GROUP

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**129 W 2 Avenue N**  
**Magrath, Alberta**

**MLS # A2220881**



**\$449,900**

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | NONE                        |               |                  |
| <b>Type:</b>     | Residential/House           |               |                  |
| <b>Style:</b>    | Bungalow                    |               |                  |
| <b>Size:</b>     | 1,096 sq.ft.                | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                           | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.18 Acre                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn |               |                  |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Cement Fiber Board  | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s) |                   |             |

**Inclusions:** N/A

Built in 2017, this expertly designed bungalow is the perfect family home located in the welcoming community of Magrath. Featuring an attached two-car garage with separate bays and a full concrete driveway, this home combines practicality with modern comfort. Inside, the main floor boasts 9-foot ceilings and an open-concept layout, including a spacious kitchen with a walk-in pantry, ample cupboard and counter space, a large island, stainless steel appliances, ceramic tile and mosaic backsplash, and durable vinyl panel flooring throughout the kitchen and dining areas. The cozy living room is carpeted, creating a warm and inviting space for relaxing. There are two bedrooms and two full bathrooms on the main floor, including a beautiful primary suite with a large window, walk-in closet, and full ensuite bath. The fully finished basement adds even more living space with three additional bedrooms—two with standard closets and one with a walk-in—as well as a full bathroom, a large family room with plenty of natural light, a spacious laundry area, hallway storage, a linen closet, and the mechanical room. This home stays warm in the winter with an efficient furnace and cool in the summer thanks to a high-performance air conditioning system. Recent upgrades include a new subpanel in the garage, two new 220V outlets for electric vehicle charging, and a new shed for added storage. The front yard features a covered porch and resilient sod, while the backyard offers a nice deck for outdoor living and entertaining. Located on a fully paved street near parks and walking trails, this home offers all the benefits of small-town living with convenient access to local amenities and an ideal commute to Lethbridge. A truly move-in-ready home in a wonderful neighborhood—perfect for growing families.

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