365 S 5 St W
Magrath, Alberta

MLS # A2223080

$554,900

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,792 sq.ft.
Age:	1980 (45 yrs old)
Beds:	6
Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking
Lot Size:	3.00 Acres
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Seasonal Water

Heating:	Forced Air		**Water:**	Well
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank		**Sewer:**	Pump, Septic Tank, Sewer
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	Country Residential
Foundation:	Poured Concrete		**Utilities:**	-

Features: Closet Organizers, Double Vanity, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Piano, Wood Shelving in Storage Rooms, Portable Closet in Basement Bedroom, Shed, Tree House (as is), South Side Fire Pit.

Looking for an acreage on the outskirts of town? Check out this 3 acre property located at the southwest end of Magrath. Everything about this property is spacious and has so much potential! The home has 3 bedrooms and 1.5 baths on the main floor, and then 3 more bedrooms and 1 bath in the basement. It has a large separate living room, an ample sized dining room and a fantastic sized kitchen (imagine a huge Island!). There is a pantry area just off the kitchen and another nook off the other side which might be great for another pantry or maybe a folding station off the laundry. The family room downstairs has plenty of room for everyone and the basement also has 2 storage rooms. Many updates have been done to the home over the past 10 years including shingles, windows, vinyl siding, furnace, water tank, flooring, paint, and much more! There is room for more updates if wanted but is move in ready as well. Want a garage or a large shop? There is lot's of room for those! The property has seasonal irrigation with 7 spigots to help keep it watered. Whether you want the place to yourself or maybe want to subdivide come check it out and see if it can work for you!