



**GRASSROOTS**  
REALTY GROUP

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**230 E 2 Avenue N**  
**Magrath, Alberta**

**MLS # A2227828**



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor, Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	solar panels		

1413 square foot, Bright, open, updated bungalow. 3 bedroom 3 bathrooms with double attached garage with basement entrance. Large fenced yard with newer cedar deck in back yard off of the kitchen/garden doors. Garden boxes in back yard, landscaping with trees and shrubs. New kitchen with maple cabinets. Thermador 36" gas range with commercial hood fan. Enormous island with storage on both sides. Large double sink with garbage disposal. Whirlpool fridge and dishwasher under 3 years old. Spacious living room with new electric fireplace. Large entry with walk-in closet. Flex space open to living room currently used as an office. Main bathroom and master bath have been updated with new custom cabinetry, flooring and tiles. Basement is fully developed with huge family media room, office, store room, extra large bedroom and bathroom. Large, bright laundry room, new vinyl plank flooring and newer carpet throughout. In floor heating, furnace has been regularly serviced and duct work cleaned in May. Front deck is made of composite decking. Fire pit in back yard. Solar panels were installed in 2024.