



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

263 W 1 Avenue S
Magrath, Alberta

MLS # A2233823



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,290 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to 263 W 1 Ave S in Magrath—a beautifully maintained 5-bedroom, 3-bathroom home located on a great-sized lot in a quiet, established neighborhood. With thoughtful updates, an open layout, and features that cater to comfort and functionality, this property is the perfect blend of space, style, and small-town charm. Step inside to find fresh paint, new flooring throughout, and a spacious main living area that flows seamlessly into the kitchen and dining spaces. The primary bedroom includes a walk-in closet and ensuite, while the basement features a cozy wood stove and a convenient walk-out access to the oversized attached double garage. Additional highlights include central A/C, a newer roof (approx. 5 years old), a 2016 hot water tank, underground sprinklers, and a large shed that stays with the property. This home offers excellent value with a layout that works for growing families or buyers looking for extra space to spread out. Set in a mature neighborhood with beautiful trees and truly great neighbors, it's the kind of place that feels like home from the moment you arrive. Homes like this don't come up often—don't miss your chance to make it yours!