



GRASSROOTS
REALTY GROUP

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24 N 2A Street E
Magrath, Alberta

MLS # A2236266



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,241 sq.ft.	Age:	2015 (10 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.42 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: In Floor, Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote(s), solar panels (will be paid off)

Welcome to small town living at its finest! This stunning home in the heart of Magrath offers the perfect blend of space, comfort, and convenience—all just a short drive from Lethbridge. With over 3,000 sq ft above grade, this one-owner home was built in 2015 and has all the room your family could ever need. Step inside and you'll instantly love the oversized main floor, featuring a beautiful kitchen with tons of counter space, a huge island with seating, and plenty of storage. The open-concept kitchen, dining, and living area is perfect for gathering with friends and family, while large windows let in loads of natural light and offer peaceful views of the backyard. Need a home office or client space? There's a perfectly placed office right off the front door! Off the garage, you'll find a massive mudroom complete with lockers, benches, an island for extra workspace, and even more storage—plus a convenient half bath. Upstairs, the spacious primary suite is a true retreat with a separate tub and shower, private toilet room, lots of vanity space, and a walk-in closet. Three more bedrooms, a full bathroom, and laundry (no more hauling clothes up and down stairs!) round out the second floor. Don't forget about the amazing bonus room over the garage—it's currently set up as a theatre room, but the options are endless! The basement features in-floor heat, three additional bedrooms, a full bath, a huge family room, and tons of storage. Because the basement is nice and bright with large windows, it doesn't feel like a basement at all. Outside, enjoy a beautifully landscaped, fully fenced backyard complete with fruit trees and a large deck that's just waiting for your quiet mornings or evening BBQs. There's a double attached garage with extra storage space, plus a roomy driveway and roundabout out front—and no

shortage of parking here. This home truly has it all—space, light, storage, and thoughtful design—inside and out. Come see why life in Magrath might just be the perfect move for you!