



**GRASSROOTS**  
REALTY GROUP

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**35 West Civic Avenue  
Magrath, Alberta**

**MLS # A2245829**



**\$300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,295 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 washers, 2 dryers, freezer, 2 fridges, 2 stoves, dishwasher, 2 central a/c units ALL IN AS IS CONDITION.

RARE Magrath Duplex Opportunity! Whether you're an investor, multi-generational family, or someone dreaming of rental income potential—this FULL duplex in the heart of Magrath is a rare gem you won't want to miss! Sitting on a massive lot just steps from the school, pool, library, and church, this solid brick exterior property offers two distinct living spaces: Side A: A charming bungalow with 2 bedrooms, full bath & main floor laundry Side B: A spacious 2-storey with 3 bedrooms & full bathroom upstairs, plus a full basement with potential for a 4th bedroom or extra family room Yes, it could use a little TLC, but that's exactly what makes this such an incredible value. With good bones, curb appeal, and tons of potential, this is the kind of opportunity that doesn't come around often. Live on one side & rent the other, renovate & flip, or hold as a long-term investment — the possibilities are endless! Don't miss your chance to own a unique, income-generating property in beautiful Magrath.