



GRASSROOTS
REALTY GROUP

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

104 Centre Street S
Magrath, Alberta

MLS # A2245948



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This well-loved, one-family 1950s bungalow sits on a beautiful, mature lot in the heart of Magrath, offering charm, character, and modern comfort. Thoughtfully updated throughout, this home features a refreshed basement, new furnace, updated electrical, central A/C, and a new hot water tank, giving peace of mind for years to come. The bathrooms have been tastefully modernized, while new flooring, quartz counter tops, and newer appliances bring style and function to the kitchen and living areas. The attached garage offers more than just parking, step inside to find your own private putting green, perfect for a little fun right at home. With solid bones and a welcoming feel, this is a fantastic opportunity to create new memories in a home that's ready for its next chapter.