



GRASSROOTS
REALTY GROUP

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157 S 1 Street W
Magrath, Alberta

MLS # A2246537



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.76 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

The upgrades list on this home is as long as this lot! A complete overhaul was done on this bungalow - including new weeping tile, kitchen, 2 bathrooms, pantry, primary suite, fencing, you name it! The main floor greets you with a HUGE entertaining space with a 12' granite island! All hard wood cabinets, additional bar fridge, stylish walk-in pantry and with a powder room just down the hall. The wrap-around primary suite has a custom tiled shower with built in bench and niche, spacious closet and dual vanities. The basement has another big family room with gas fireplace, additional den/bedroom, storage space, 3 piece bathroom and designated laundry area. The yard is what sells this home - 0.76 of an acre of beautifully landscaped land with irrigation provided seasonally by the Town of Magrath. It's time to move to this peaceful town!