



GRASSROOTS
REALTY GROUP

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28 W Harker Avenue
Magrath, Alberta

MLS # A2247093



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,308 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Pump
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Primary Downstairs, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wood Windows

Inclusions: Fridge, gas stove, microwave hood fan, dishwasher, washer & dryer, window coverings, china cabinet in dining room, Front Entrance Shelf and Bench, Firewood Shelf in Living Room, Shed.

This charming home is located in the welcoming town of Magrath and offers 4 bedrooms and 2.5 bathrooms, along with numerous thoughtful upgrades. An addition was completed in 1996, expanding the living space. The original home received a new metal roof in 2024, while the roof over the addition was redone in 2018. In 2023, the furnace and ductwork were installed, though the original electric heaters remain in place and can still be connected if desired. The kitchen was beautifully updated in 2014, and the home has seen many other improvements for its next owner to enjoy. Outside, you'll find a fully fenced yard with mature trees, a spacious deck, a storage shed, and charming flower boxes—perfect for relaxing or entertaining.