



GRASSROOTS
REALTY GROUP

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**36 W Harker Avenue
Magrath, Alberta**

MLS # A2247234



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,360 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Seasonal		

Heating:	Boiler, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: Fridge, Stove (Sold As Is), Washer & Dryer, Window Coverings, Gazebo, Shed.

A great opportunity to own this fantastic home right close to the schools in Magrath! The home has a large kitchen/dining/living area with lots of room to work and entertain. There are two bedrooms and one bathroom on the main floor. The main bathroom was renovated 2 years ago including a walk-in shower and sliding barn door for easy accessibility. Above the garage is the primary bedroom with a walk-in closet and a 3 piece ensuite which is in the process of being renovated. The laundry is just off the kitchen and the back entrance to the garage. Not only does the home have a single attached garage but has a carport as well! The home is heated with radiant heat. The water tank was replaced in 2018 and the boiler has been maintained. In 2020 new shingles and metal were installed on the roof and a new deck was built off the back of the house. There is also a "dirty Kitchen" for outside cooking and another shed for storage. Picture sitting under the gazebo on the deck looking out into the beautiful fenced in private yard! This is a must see, come check it out!