



GRASSROOTS
REALTY GROUP

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

**228 Centre Street
Magrath, Alberta**

MLS # A2248660



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,437 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.51 Acre		
Lot Feat:	Garden, Standard Shaped Lot, Treed		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove, OTR microwave, dishwasher, ceiling fans, window coverings, garage door opener, shed, washer, dryer

Welcome to this beautifully updated family home in Magrath, Alberta, where stunning curb appeal and a spacious double attached garage with a large driveway—including RV parking—set the stage for comfortable, practical living. Inside, you’ll be impressed by the extensive renovations, including fresh paint, new vinyl plank flooring, all new windows throughout, modern baseboards, and a fully refreshed kitchen featuring brand new stainless steel appliances and a stylish new sink. The main floor also offers a warm and welcoming living room complete with a cozy electric fireplace, perfect for relaxing evenings at home. With five generously sized bedrooms, three and a half bathrooms, and a large bonus room upstairs, there’s space for everyone in the family to spread out and enjoy. The spacious kitchen and dining area with a large island is ideal for everyday meals and entertaining, while the formal dining room at the back of the home provides a peaceful view of the massive, fully fenced backyard. Sitting on nearly half an acre, the outdoor space is perfect for kids and pets to run and play, surrounded by beautiful mature trees that offer both shade and privacy. Thoughtful touches continue with a large back storage room off the mud hall, giving kids the perfect spot to unload backpacks, coats, and snow gear. This is a fantastic family home with so much square footage, you won’t know what to do with it—truly a rare find in a wonderful community.