



GRASSROOTS
REALTY GROUP

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**365 S 5 Street W
Magrath, Alberta**

MLS # A2252993



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,792 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Seasonal Water		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Pump, Septic Tank, Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer and dryer, piano, wood shelving in storage rooms, portable closet in basement bedroom, shed, tree house (as is), south side fire pit

Looking for an acreage on the edge of town? This 3-acre property on the southwest side of Magrath has plenty of space and potential, featuring 3 bedrooms and 1.5 baths on the main floor plus 3 more bedrooms and a full bath in the basement. Inside you'll find a large living room, spacious dining area, and a fantastic kitchen with room for a huge island, along with a pantry and a versatile nook that could serve as extra storage or a folding station by the laundry. The basement includes a big family room and 2 storage rooms, while many updates over the past 10 years including shingles, windows, vinyl siding, furnace, water tank, flooring, and paint make it move-in ready with room to add your own touch. Outside there's space for a garage or shop, seasonal irrigation with 7 spigots, and even the option to subdivide, making this a property you'll want to check out!