



GRASSROOTS
REALTY GROUP

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

**73 West 1st Avenue N
Magrath, Alberta**

MLS # A2253884



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,408 sq.ft.	Age:	1926 (99 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: 2 Fridges, 2 stoves, 2 dishwashers, microwave, washer, dryer, ceiling fans, all window coverings, above ground swimming pool, garden shed, patio set, green house, garden boxes.

Embrace the peaceful charm of small-town living just minutes from the city in this spacious 2408 sq ft single level home, offering 3—possibly 4—bedrooms, 2 full bathrooms, and an incredible renovated bonus living space. With two kitchens—including a newly outfitted rustic-style second kitchen—this property offers exciting revenue potential. Nestled on nearly half an acre, the outdoor features are just as impressive: a covered patio, above-ground pool, horseshoe pits, greenhouse, garden beds, shed, workshop, and ample off-street parking. Solar panels add eco-conscious value, making this versatile retreat a rare find for comfort, potential income, and lifestyle.