



GRASSROOTS
REALTY GROUP

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122 S 3 Street W
Magrath, Alberta

MLS # A2257719



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer and dryer

Welcome to this beautifully updated 5 bedroom, 2.5 bathroom home that perfectly blends modern upgrades with thoughtful design. The main level features 3 bedrooms, including a primary with a convenient 2 piece ensuite, along with an additional 4 piece bathroom. Upstairs renovations include fresh paint, updated light fixtures in the bedrooms, the removal of dated popcorn ceilings, and brand new bathrooms throughout. The kitchen has been refreshed with a new faucet, sleek black cabinet hardware, and recently replaced fridge and dishwasher, with a new hood fan on the way. A brand new front window has also been ordered and will be installed. The lower level offers 2 additional bedrooms, a full 3 piece bathroom, and a stylishly finished living space where the natural beams add character. The basement has been fully redone with new flooring, trim, paint, and electrical. All windows were replaced in 2023, and the home benefits from a new furnace, hot water tank, sump pump, and roof from the same year. The electrical panel has been grandfathered in, has passed inspection, and the home is wired for A/C. Plumbing has been updated throughout home. Outside, the beautifully landscaped yard is designed for both function and relaxation, featuring a new patio and a greenhouse. The large driveway offers space for up to 6 vehicles and an RV, with the potential to add a garage. Built in drainage ensures water is well managed. With so many upgrades completed, this move-in-ready home offers both comfort and value for years to come.