



**GRASSROOTS**  
REALTY GROUP

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**122 S 3 Street W  
Magrath, Alberta**

**MLS # A2257719**



**\$425,000**

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

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

**Inclusions:** Fridge, stove, dishwasher, washer and dryer

This 5 bedroom 2.5 bathroom home has been thoughtfully renovated and features 3 bedrooms and 1.5 baths on the main level, plus 2 additional bedrooms and a full bathroom in the basement. Recent upgrades include a new roof in 2023, along with a new furnace and water tank. The old popcorn ceilings were replaced with beautiful flat ceilings, the walls received a fresh coat of paint, and the basement went from undeveloped to amazing! The owners are awaiting the final renovation permit for the basement, where they will also be finishing the beams. A new living room window will be installed as well. Outside, you will enjoy the nice yard and patio, perfect for relaxing or entertaining, making this home truly move in ready.