



GRASSROOTS
REALTY GROUP

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

253 W 4 Avenue S
Magrath, Alberta

MLS # A2258478



\$364,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Parking Pad		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	Residential R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Storage, Vinyl Windows		

Inclusions: Fridge, gas stove, microwave hood fan, dishwasher, washer and dryer, tv mount and TV in living room, window coverings, shed, patio set including rug and umbrella.

This charming 4 bedroom, 2 bathroom home is set on a beautifully landscaped yard with mature trees, including fruit trees. A lovely arch covered in greenery welcomes you to the front door. Inside, the main level features 3 bedrooms and 1 bathroom, while the lower level offers an additional bedroom and bathroom. The basement provides plenty of storage with 3 separate rooms, one currently used as a workshop but easily converted into a spacious family room with its two windows and generous layout. Laundry is upstairs in a bedroom but there is plenty of space in the basement for laundry if needed. Recent updates include a new roof last year, a new bay window and exterior doors. The backyard is complete with a large deck, perfect for entertaining or relaxing outdoors.