



GRASSROOTS
REALTY GROUP

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**277 E 1 Avenue N
Magrath, Alberta**

MLS # A2267463



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,613 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, AC, garage door opener and remote, sump pump

Welcome to this brand new build in the quaint and friendly town of Magrath just 20 minutes from Lethbridge! This beautiful home offers five bedrooms and three full bathrooms, giving families plenty of space to grow and enjoy. It features central air-conditioning, a bright main floor living room with a cozy electric fireplace, and a stylish kitchen with all new stainless steel appliances! The spacious dining area opens onto a large back deck that overlooks the nearly quarter-acre lot—perfect for kids to play, summer barbecues, or relaxing in the sun. With three bedrooms and the laundry room conveniently located on the main floor, this home is perfectly set up for young families! The primary suite includes a walk-in closet and a beautiful ensuite with a double vanity and walk-in shower. Downstairs, you’ll find a large family room ideal for movie nights or gatherings (a massive blank wall is calling for you to set up your projector!), as well as two more large bedrooms, and the third full bathroom. A double attached garage providing plenty of storage and convenience rounds out this spectacular home! Modern colour choices and finishes throughout give the home a clean, welcoming feel. Located in a fantastic neighbourhood in Magrath, this home has everything you could ask for—it’s just waiting for its new owners to move in and make it their own! Call your REALTOR® and book your showing today!