



**45 Civic Avenue W
Magrath, Alberta**

MLS # A2279183



\$249,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,211 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Landscaped, Standard Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Wood Windows		

Inclusions: Stove, microwave, fridge, portable dishwasher, air conditioner in the upstairs bedroom, washer and dryer, window coverings, shed, garden boxes.

This beautiful 2 bedroom, 2 bathroom property offers a design and features that are hard to find. With over 1,200 square feet of living space, this is far from a typical 2 bedroom layout. Full of charm, the home welcomes you with an attractive front entrance, a spacious kitchen, and a primary bedroom on the main level complete with a 3 piece ensuite. The home offers two separate living rooms, one on the main level and one upstairs, creating a sense of space and flexibility. The upper level also features the second bedroom and an additional 4 piece bathroom, providing excellent privacy and separation. The flooring throughout the home was updated with vinyl plank approximately five years ago, giving it a fresh feel, along with a newer electrical panel and a water heater that was replaced just over five years ago. Rounding out the property is a private backyard with a shed, garden boxes, and convenient back alley access. For a 2 bedroom home, this property truly offers it all.