



60 N 2 Street W
Magrath, Alberta

MLS # A2291347



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,907 sq.ft.	Age:	1940 (86 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.60 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer and dryer, window coverings, and shed.

What a beautifully updated home sitting on an incredible 0.6 acre lot. A brand new addition to the home was recently completed, expanding the living space and bringing in plenty of natural light with all new windows and pot lights. The addition features vinyl flooring throughout, a stunning glass railing, three new bedrooms, and an additional bathroom. The primary bedroom is located in the addition and includes an amazing 3-piece ensuite along with a walk-in closet. It also adds two more family/living rooms, one upstairs and one downstairs, creating a great amount of extra space for the whole family. With the addition, the home now offers a total of 5 bedrooms and 2 bathrooms. The original portion of the home has also seen several updates within the past year. These improvements include new vinyl flooring to match the addition, fresh paint throughout, new window treatments, and a completely renovated bathroom featuring new flooring, tile, vanity, toilet, faucets, and shelving. The kitchen has also been refreshed with a new tiled backsplash wall, a new fridge, hood fan, newer stove, and a new faucet. While the home has been updated, the original character has been thoughtfully maintained with beautiful wood trim and doors, crown moulding, a cozy window seat, and a separate front entrance. This portion of the home also includes another living room along with a basement that provides plenty of additional storage space. One of the standout features of the property is the large 0.6 acre lot. The yard is fully fenced with new fencing at the front and back, along with a new gate at the rear that provides convenient access to the back alley. There is also an older garage on the north side of the property that is currently being used more like a shed. It was originally intended to be moved onto the prepared platform on the north side of the home, where power has

already been installed nearby. The lot also offers plenty of space to build a new garage or shop if desired. Additional exterior upgrades include all new siding on the home along with a new metal roof. The addition also includes new ductwork and a newly installed sump pump. Opportunities to own a home on a lot like this don't come along very often, so don't miss out!