



**150 S 1 Street W  
Magrath, Alberta**

**MLS # A2293858**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Standard Shaped Lot, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave hood fan, dishwasher, washer and dryer, window coverings, 3 TV mounts, wood shelf in garage, left over building materials, shed.

This beautiful bungalow features 4 bedrooms, 2.5 bathrooms, and just over 1,800 sq ft of living space. The home features a great open concept with high vaulted ceilings that flows from the kitchen to the dining area and into the massive family room. Just off the family room is a convenient 2 piece bathroom. The primary bedroom includes a nice walk-in closet and a 5 piece ensuite. There are also three additional bedrooms and another 4 piece bathroom. The home had extensive renovations completed less than 10 years ago. On the exterior, it received new siding, windows, and doors. The garage was torn off and rebuilt on the same footprint, fully insulated, with plenty of storage space and ramp access into the home. The entire roof was also removed and rebuilt with new trusses, sheathing, and shingles, and the gutters were redone a couple of years ago. Inside, the home was updated with new insulation, plumbing, and electrical. The kitchen features newer appliances, cabinets, countertops, a large island, and a walk-in pantry. The entire home was also professionally painted last summer. A 10' x 14' deck was added off the side of the home. It is partially covered and a great spot for BBQs or relaxing outside. Both side fences were recently redone, and the yard is fully fenced with a few trees for added privacy. A shed was also added, giving you extra storage space.