



**GRASSROOTS**  
REALTY GROUP

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17W Civic Avenue  
Magrath, Alberta

MLS # A2296236



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** Window coverings, Wooden closet

Welcome to this charming, updated home in Magrath! With four bedrooms, two upstairs and two downstairs. This well-maintained home has room for a family! This home is both functional and elegant. With a cozy living area on both floors, you will have room to entertain and relax. Enjoy the multipurpose backyard that adapts to your lifestyle. This home has a garden, patio, shed, and single-car garage. Contact your favorite Realtor today to book a showing!