



**174 S 2 Street W  
Magrath, Alberta**

**MLS # A2299805**



**\$335,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, WINDOW A/C UNIT (ALL "AS IS")

This charming 1.5 storey home in the quaint town of Magrath offers all the space you need and the down-home lifestyle you've been dreaming of! Step inside and be welcomed by high ceilings, crown mouldings and wainscoting in your front living room which flows into the formal dining space. Continue on into the lovely and very functional hickory kitchen with a gas stove and plenty of cubboards and counter space. Just off the kitchen, you will find one of 2 full baths... this one having a relaxing "spa" vibe complete with soaker tub. The kitchen flows through to a large mudroom and pantry space at the back of the home with access to the back deck. Up the stairs, you will find a loft space that dreams of being the primary bedroom... full of sunlight and room for double closets and king sized bed. Enjoy the West-East summer breezes here or keep cool with the window air conditioner. Last but certainly not least, this home features 3 bedrooms in the newer basement (estimated basement pour & development is 1999), a cozy family room with a wood burning stove, and a 4 piece bathroom with copper sinks, a double vanity and a step in shower. There is also a good sized laundry room down here and an additional storage room which is perfect for the luggage, Christmas decorations and whatever else you need room for! This home sits on a large 7500sf lot that is fully fenced with a fire pit and has a separate fenced area with a huge garden plot. Top this off with updates over the years to siding, windows and the roof and you have a charming character home situated in a fantastic location just around the corner from the Lion's Park and one block away from Main street. Follow your heart to Magrath and start living your dream of small town living!