



**234 1A Street NE  
Magrath, Alberta**

**MLS # A2304242**



**\$615,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, A/C, hot tub, pool table in basement

Tucked away in a quiet cul-de-sac in Magrath, this custom-built home offers space, comfort, and a setting that's hard to beat! With 5 bedrooms and 3 bathrooms across 1,680 sq ft, there's room here for the whole family to spread out and settle in. The main floor features engineered hardwood and a functional layout, highlighted by a large kitchen and island that's perfect for preparing holiday meals, hosting weekend parties, or gathering with family. Downstairs, you'll find a spacious living area along with generously sized bedrooms, giving everyone their own place to relax. This home has been well cared for over the years and it shows, from the pristine front and back lawns (underground sprinklers installed) to the overall condition throughout! Major inclusions like the pool table and hot tub add extra value and make this one easy to enjoy from day one. Located in a peaceful, family-friendly pocket of Magrath, this is a home that combines space, comfort, and a strong sense of pride of ownership!