



41 1 Avenue S
Magrath, Alberta

MLS # A2128223



\$414,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,307 sq.ft.	Age:	-
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: NONE

This enchanting character home boasts a unique blend of historic charm and modern amenities and is ready and waiting just for you. Wait until you see the beautiful woodwork throughout the home, which adds warmth and character to every corner. The spacious kitchen is ideal for culinary enthusiasts and gatherings with family or friends. The expansive master bedroom offers ample space and comfort for rest and relaxation. I can't leave out the detached double garage with power and heat, featuring a spacious workspace or office above, perfect for professionals or hobbyists. Proximity to all amenities, including schools, parks, golf course, and more, ensuring convenience and ease of living is a huge plus.