



**313 East 1 Avenue N  
Magrath, Alberta**

**MLS # A2135288**



**\$659,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Paved		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the heart of charming small-town living! Nestled on a picturesque corner lot in the town of Magrath, this custom-built masterpiece offers everything you need for a comfortable and luxurious lifestyle. As you arrive, you'll be greeted by a picturesque and inviting front porch. Entering the home you will be welcomed with the vaulted ceilings and an open floor plan that exudes warmth and sophistication. The spacious living area is perfect for entertaining, featuring five (5) generously sized bedrooms and three (3) full bathrooms. The heart of the home is the stunning kitchen, complete with a large island and a custom pantry designed for the culinary enthusiast. High end appliances will make your dining experience a dream and some extra features include a pot filler, extra drawers for storage including custom drawer built ins for efficient storage, double oven, and custom hood fan. This is a dream custom kitchen! Built-ins throughout the home provide ample storage and display options, enhancing both functionality and style. Enjoy the seamless transition from indoor to outdoor living with sliding doors that open up to an amazing outdoor space. The covered deck is ideal for al fresco dining, and the built-in hot tub invites relaxation year-round. The beautifully landscaped yard is equipped with underground sprinklers, ensuring your garden remains lush and vibrant. Inside the primary suite boasts a walk-in closet with built-ins and a convenient stackable laundry unit, adding a touch of modern convenience. Another bedroom and office complete the main floor space. The attached garage was built with high ceilings to allow for ample storage inside it. There is also a thoughtful storage space for bikes, a little workshop or even more storage, whatever your heart desires. Additionally a shed has been added to the garage for all your outdoor storage

equipment. Downstairs we walk into the massive recreation room where you can set up your furniture to have family movie nights with built in bar fridges and counter space for storage. Three (3) more bedrooms and a full 5pc bathroom and a full laundry room with plenty of storage complete the basement. Who could forget about the children's play area and reading nook that were thoughtfully crafted into the home build. Every detail has been considered, making this residence a true gem. Experience the best of small-town living with modern amenities and custom features in this exquisite home. Contact your Realtor and schedule a showing today and make your dream a reality!