



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**350 W 1 Avenue N  
Magrath, Alberta**

**MLS # A2142632**



**\$374,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Orchard(s), Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Rubber
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	Residential
<b>Utilities:</b>	-

**Inclusions:** Dishwasher, Freezer, Garage Control(s), Oven, Refrigerator, Window Coverings

Welcome to 350 W 1 Ave N, Magrath. This fantastic bungalow features four bedrooms and two full bathrooms. The ideal family home for someone looking to get out of the city! The entire home is built of Douglas fir Lumber- framing, sheeting, roof, floor & roof trusses. From the moment you enter the home, you can sense the immense pride of ownership. You truly don't see many homes like this on the market! Philipian mahogany wall paneling on main floor, and hand built cedar columns in front hallway. The stunning hardwood floor are of White Oak, Hard Rock Eastern Maple, and Brazilian Cherry. The front window, dining room window, and kitchen window have all been replaced within the last year. The roof is made up of EuroShield Rubber Shingles- which have a fifty year life! All of the appliances and within two years old, and there is a hidden sliding pill closet next to the fridge for added storage. The laundry room is on the main level, but can easily be relocated into the basement for more space. As we enter the basement, we walk down on commercial grade carpets into a generous sized sitting area. The basement was fully done with R20 walls, and the wood above the basement bedroom has been fully insulated. In the media location, sound deadening insulation has been installed in the ceiling! All basement windows are egress and there is potential to add a second bedroom as well! The bathroom downstairs is stunning, with tile from Mexico, a large walk-in shower, huge soaker tub, pedestal sink, and Fir ceiling. The basement features a large vented food storage area, as well as a 200 amp electrical panel, sump pump and independent Lift station, a newer Furnace, and new Hot Water Tank. The 27' x 17' attached garage is insulated with forced air furnace. Exterior garage lighting and interior garage stairway lighting are both on motion detection! The

backyard features a custom built garden shed, covered in Douglas fir lumber and brick siding. The shed base is supported by wood pallets & approximately 6000 pounds of gravel. The list of details and care for this home goes on, contact your favourite Realtor to take a look today!