



**5 E 1 Avenue N
Magrath, Alberta**

MLS # A2143338



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1950 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Stucco	Zoning:	r1
Foundation:	Poured Concrete, Slab, Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2 garden sheds

Starting to feel home ownership is out of reach? Well it isn't with this 3 bedroom bungalow priced at \$225,000 located 30 mins south of Lethbridge in the town of Magrath. This wonderful property is an excellent opportunity and offers a metal roof, brand new hot water tank and newer furnace. Inside has 3 bedrooms, 1 full bath, a large living room and similar sized eat in kitchen. All appliances are included. Outside the lot is just under 1/4 acre, has 2 garden sheds and a garden plot. Located right across the street from Magrath Elementary School. Quite a few personal furnishings are available to purchase as well.