



249 E 1 Avenue S
Magrath, Alberta

MLS # A2145169



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,981 sq.ft.	Age:	1958 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: Negotiable

Large bungalow home! The original home features a large living room, dining area, kitchen, bedroom and bathroom. It sits on an unfinished older basement which houses one furnace, the water tank, an extra room and then plenty of room for storage. The addition features the laundry room, another bathroom, a family room, and two more bedrooms. The addition may have been built sometime in the 80's and also has its own furnace. The home has an attached workshop/enclosed carport for extra storage or whatever the need maybe. Lots of updates were done to the home about 20 years ago but most recent updates include plumbing, water tank, front door, and electrical panel. The yard is large and posts have already been placed for a fence. The home is in a great location not far from the schools, and walking path/trail. This home could be a great home for a family, or someone not wanting too many stairs, or maybe even a rental or two. Lots of potential, come check it out!