



**148 Heritage Rd  
Magrath, Alberta**

**MLS # A2167560**



**\$419,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		

**Inclusions:** Salt water hot tub (slow leak, clients aware but doesn't stop them from using), primary bed frame and head board, workbench in garage, blink cameras and doorbell (some of the cameras need new batteries).

**MOTIVATED SELLERS!** Bring us an offer. If you have been looking for the perfect family home in the town of Magrath, look no further. With over 2500sqft of total living space this little gem checks all the boxes. The open concept living welcomes you as you enter the home. Immediately you will notice the open feeling and abundance of natural lighting. With 9 ft ceilings, and the large dining room, you will find more than enough space to host your family. And the expansive back porch can be an extension of that living space. Kitchen is equipped with stainless steel appliances, a nice peninsula island, with an additional door out to the covered front side deck where BBQing in any weather is an option. On this same level you will find a primary bedroom with a 4 piece ensuite, a second bedroom with 2 closets and a half bath off the hall. In addition, a boot room doubled laundry room is also found on the main, with the entrance to the attached garage facing the back lane. Down the stairs to the basement, again you will find tons of light with the large windows. The rumpus room is huge and has lots of opportunities giving space to not only a tv room but also additional options like a home gym, office space or maybe a play area. You'll also find two additional large bedrooms and a full bath. Storage will never be a problem in this home not only does it have plenty of closets and storage spaces, it also includes a large storage room that can also double as a cold room. The garage, though labelled as a single, is definitely oversized. Yes it has a single car door but the garage itself is 19.5x21.5 and on the back end also has an additional 7.5x8 area you could use as a workshop, storing your motorcycles or housing your quad. Also has a hot/cold tap in there. AND in addition, there is plenty of storage space under the boot room area, accessible from the garage and even tall enough to

put bikes. Outside in the front is a large covered porch that reaching in front and along the one side of the home. In the back is your deck with pergola and completely fenced in yard. The fence is able to be opened up to easily place your hot tub on the cement pad already put in. There is so much more found in this lovely home so call your favourite realtor today and come see for yourself!