



349 S 3 Street W
Magrath, Alberta

MLS # A2167596



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,000 sq.ft.	Age:	1982 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.60 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Seasonal Wa		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Window Coverings, Sand Box.

Spacious bungalow home on a beautiful large lot! This 3000 Sq/ft home has had many renovations and updates over the past few years and most recently includes windows, siding, back deck, family room, pantry, furnace and water tank in 2023, landscaping and more. The home is on a crawl space with steps down into the family room but otherwise is all on one level. The open kitchen, dining area, and living room space is adorable with lots of room to work, live and entertain. There are 5 bedrooms but one is perfect for an office. There is a laundry room but there is also plumbing for a second set in the closet by the family room. The yard is amazing! There is access from the side and the back, it is fully fenced with a fantastic garden, and it is all absolutely beautiful. Everything about this home is spacious with so much to offer. Come check it out!