



**349 S 3 Street W  
Magrath, Alberta**

**MLS # A2167596**



**\$449,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!