



**83 W 1 Ave N**  
**Magrath, Alberta**

**MLS # A2169973**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,673 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher, Washer, Dryer (all sold as is with no guarantees)

If you're looking for space, both inside and out, if you're looking for character, if you need 5 bedrooms and love to entertain, then take a look at this gem. With ample space for the whole family and all the friends, this home has massive potential, has some amazing mid-modern features and a 30' x 40' garage to boot! Don't forget about all the mature trees and the sprawling yard on this massive corner lot that sits right on the parade route. And the cherry on top is the lovely town of Magrath, with great schools, a pool, beautiful walking trails, shops, and plenty of small-town feel, you've got all you need and are only 20 minutes from Lethbridge!