



81 E 3 Avenue S
Magrath, Alberta

MLS # A2175359



\$425,000

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|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,053 sq.ft. | Age: | 1949 (75 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.39 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

| | | | |
|--------------------|----------------------|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, dining room cabinet, and dresser in master bedroom

In town but almost not - with town water, plenty of old-time charm, and character galore. It feels like an acreage, yet it's close to all the amenities of Magrath, with schools, walking trails, and the fish pond all within walking distance. And the only neighbours you'll see much of? The deer - how good is that?! This meticulously maintained character home features 3 bedrooms, 2.5 bathrooms, and a charming upstairs space perfect for a book nook, yoga area, storage, or whatever you like. The fully finished basement (with a shorter ceiling) includes new flooring, 2-year-old hot water tank, a spacious bedroom, laundry, and a full bathroom. Outside, you've got room for days, an insulated detached single-car garage, underground sprinklers, and a fenced-in dog run. If you're after space, charm, and a home that's already beautiful, this is it! One last thing, a recent upgrade is connection town water, but you've still got access to well water for irrigation or as a backup in case of emergency.