



**136 E 1 Avenue N  
Magrath, Alberta**

**MLS # A2191866**



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Storage

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, window coverings, AC, garage door opener & remote, desk in the downstairs living room

This is what you've been waiting for! Here is a stunning home in small town Magrath, fully renovated & move-in ready! This exceptional 5-bedroom, 3.5-bathroom 4-level split sits on a massive corner lot in the heart of the town. Perfectly located within walking distance to schools, scenic walking trails, and Main Street, this home offers the ideal blend of modern upgrades and small town charm! From the moment you arrive, you'll love the stamped concrete driveways in the front and back, oversized heated garage, and beautiful curb appeal. Inside, the upgrades shine—fully renovated in 2013, this home features new windows and exterior doors, custom built-ins in every closet, and a newly finished lower level (2019) for added living space. The modern kitchen is ready for you with brand-new appliances, while comfort is top-notch with central A/C and a 2013 hot water on demand system. The roof was recently updated and in phenomenal shape. With no pets ever and impeccable maintenance, this home is truly turnkey! Whether you're enjoying the expansive yard, entertaining in the bright, open living spaces, or utilizing the oversized garage for your own projects, this home has it all and is ready for your family! Don't miss this rare find, it won't last long in Magrath, Alberta!