



GRASSROOTS
REALTY GROUP

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182 S 3 Street E
Magrath, Alberta

MLS # A2205800



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,987 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Driveway, Off Street, Parking Pad		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-5-22-W4
Exterior:	Brick, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions: Fridge, hood fan, double oven, gas stove top, 2 washers, 2 dryers, dishwasher, window coverings, entertainment unit in south main living room, Window A/C Unit, Island Stools, south facing Shed.

This original 4 level split home with a massive addition is beautiful and spacious and a one of a kind property. The total living space of this home counting the third level (just barley below grade) is 3637 sq/ft plus another 1783 sq/ft of basement totalling 5420 sq/ft!! The home features 4 different living/family rooms providing lots of options to gather. The Kitchen is amazing with a large island, lots of counter space, double ovens, a pantry and so much more! The dining area is ideal for family meals and for large gatherings. The separate laundry room with 2 new washers and 2 new dryers will make doing laundry a breeze. The home has been freshly painted throughout. The shiplap, crown moulding, and wood window blinds add character and warmth. With three fireplaces inside, a cozy outdoor fireplace just outside the walk-out basement, and three private decks, this home offers an inviting atmosphere. The brick, cedar shakes, lush yard, mature trees, and prime location all contribute to the home's unique beauty and charm. This is a great family home and possibly even a multigenerational home. Come check it out!