



**235 W 2 Avenue S**  
**Magrath, Alberta**

**MLS # A2207076**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,494 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Corner Lot, Standard Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

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

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, stove, microwave, dishwasher, washer/dryer, A/C

Stylish, Spacious & Ready to Welcome You Home! Step into 235 W 2 Ave S &mdash; a beautifully updated split-level home where charm meets modern comfort. With 5 bedrooms and 3 full bathrooms there's room for everyone to spread out and settle in. Natural light pours through large windows, highlighting the warmth of hardwood floors and an updated kitchen perfect for gathering. Thoughtful upgrades throughout &mdash; from lighting to plumbing and electrical &mdash; offer peace of mind and a polished, move-in-ready feel. Downstairs, a fully finished basement adds even more space to relax or host. The heated double attached garage is a dream in colder months, and outside, a spacious deck invites summer BBQs and quiet evenings alike. The yard is mostly fenced and complemented by underground sprinklers and a freshly redone front path. This home has been lovingly cared for and it shows &mdash; all that's left to do is move in and make it yours.