



**221 E 1 Avenue S
Magrath, Alberta**

MLS # A2207154



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: NONE

Looking for a beautiful family home, then look no further!! This well-kept and meticulously finished 4 bedroom 3 bathroom home has many new upgrades and is ready for you. This home comes with a new furnace, front siding, underground sprinklers and much more. The backyard has been completely fenced and is beautiful, large, and private. The home has an attached 26'x25' HEATED garage with plenty of space for parking, storage, or working on your next project. Along with that, there is a well-built 10'x10' shed in the backyard for all your additional storage needs. The home is located a couple blocks from the schools and shopping. This is a must-see, come check it out!