



GRASSROOTS
REALTY GROUP

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6 Centennial Place Magrath, Alberta

MLS # A2208616



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, microwave x2, hood fan, central AC, underground sprinklers, tent x2, 10 x 10 shed, garage door opener and remote(s)

Welcome to this beautiful home tucked away in a quiet cul-de-sac in the heart of Magrath just 20 minutes from the city of Lethbridge! This property boasts stunning curb appeal with its durable stucco siding and double attached garage and sits on a spacious, fully fenced lot. The backyard is truly a retreat—featuring a fully fenced yard, lush, vibrant green grass kept pristine with underground sprinklers, and offering plenty of storage with two tent sheds and a garden shed. Whether you’re relaxing on a summer day or hosting a barbecue, this outdoor space is ready to impress. Step inside and be greeted by an inviting and functional layout. The main floor offers a large dining room perfect for entertaining, a spacious living area, and a stylish kitchen complete with an island for extra prep space and seating. A handy back mudroom adds convenience, while a main-floor bedroom and full bathroom are perfect for guests or multi-generational living. Upstairs, you'll find a generous primary suite with a luxurious ensuite that includes a large soaking tub and walk-in shower. A bonus room on the second level provides great flexibility—perfect for a home office, playroom, or additional lounge space. Downstairs, the fully developed basement features in-floor heating for year-round comfort, along with a legal suite, ideal for extended family or rental potential! A walk-up basement exit adds privacy and accessibility. The heated garage also includes in-floor heating, and central air conditioning throughout the home ensures comfort during warmer months. This home has it all—space, comfort, and thoughtful features throughout. Don’t miss your chance to own this gem in a sought-after Magrath neighborhood! Call your REALTOR® and book your showing today!

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