



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

41 E 3 Avenue N
Magrath, Alberta

MLS # A2212331



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,017 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Drive Through, G		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Seasonal Water, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	Residential R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Mini Fridge.		

Discover the perfect blend of style, space, and functionality in this beautifully designed 1.5 storey home, located in the thriving community of Magrath. One of the standout features is the 928 sq/ft heated double attached garage with convenient drive-thru access—offering parking options at both the front and back of the property. There’s even additional drive-thru parking on the west side of the home for extra flexibility. Step out back to enjoy a spacious deck, partially covered for year-round use—ideal for entertaining or relaxing. Inside the home features vaulted ceilings over 9 feet high, enhancing the open feel of the stunning main living area. You'll love the generous layout, including spacious bedrooms, a large family room, and thoughtful touches throughout. Functionality meets comfort with plenty of well-planned storage, including a versatile basement storage room that could easily be transformed into a home gym or games room. Every detail in this home has been carefully considered to maximize comfort and practicality. Don’t miss this amazing opportunity to own a quality-built home. Come see for yourself all that this home has to offer!