

35 S 2 Street E
Magrath, Alberta

MLS # A2233080



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Storage, Vinyl Windows		

Inclusions: Stove, fridge, washer, dryer, and window coverings.

This charming home offers plenty of space and features to enjoy. Outside, you'll find a beautiful front deck and yard, as well as a spacious back deck overlooking a backyard complete with a garden, fire pit, large tree, and storage shed. Inside, the main floor has three bedrooms, a 4-piece bathroom, a dining room, a kitchen, and a spacious family room. The fully finished basement adds even more living space, featuring an additional bedroom, another 4-piece bathroom, two large family rooms, and two storage rooms. Located in a fantastic area of Magrath, this home is close to schools, parks, the swimming pool, ice rink, pickleball/tennis courts, and sports fields.