

237W 1 Avenue S
Magrath, Alberta

MLS # A2250762



\$349,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	n/a		

This 4-bedroom home is full of opportunity and ready for your personal touch. The property boasts a large heated shop with office space, perfect for hobbies, storage, or a home-based business. The lush, treed backyard is a true retreat, complete with a shed, greenhouses, a small cabin/playhouse, and a firepit, ideal for relaxing or entertaining. Inside, you’ll find plenty of room for the whole family, including an extra kitchenette downstairs for added convenience or income potential. A ramp to the back deck provides accessibility, while ample parking ensures space for multiple vehicles, RVs, or trailers. While the interior could benefit from some updates, the home offers a solid foundation and incredible potential to make it your own. Don’t miss this chance to own a property with space, versatility, and charm in the welcoming community of Magrath!