

**45 Civic Avenue W  
Magrath, Alberta**

**MLS # A2279183**



**\$259,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Garden, Landscaped, Standard Shaped L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Wood Windows		

**Inclusions:** Stove, microwave, fridge, portable dishwasher, air conditioner in the upstairs bedroom, washer and dryer, window coverings, shed, garden boxes.

This beautiful 2 bedroom, 2 bathroom property offers a design and features that are hard to find. With over 1,200 square feet of living space, this is far from a typical 2 bedroom layout. Full of charm, the home welcomes you with an attractive front entrance, a spacious kitchen, and a primary bedroom on the main level complete with a 3 piece ensuite. The home offers two separate living rooms, one on the main level and one upstairs, creating a sense of space and flexibility. The upper level also features the second bedroom and an additional 4 piece bathroom, providing excellent privacy and separation. The flooring throughout the home was updated with vinyl plank approximately five years ago, giving it a fresh feel, along with a newer electrical panel and a water heater that was replaced just over five years ago. Rounding out the property is a private backyard with a shed, garden boxes, and convenient back alley access. For a 2 bedroom home, this property truly offers it all.