

**119 W 2 Avenue N
Magrath, Alberta**

MLS # A2221323



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,527 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener(s) & remote(s), sheds, greenhouse, underground sprinklers. Negotiable - 2 freezers downstairs and 1 in the garage, fridge in pantry and water tank in solarium and dog run.

Beautiful Bungalow in Magrath – Just 20 Minutes from Lethbridge! Welcome to this stunning bungalow-style home in the friendly town of Magrath, offering the perfect blend of comfort, style, and practicality. Whether you're raising a family or looking to downsize, this thoughtfully designed home has it all. You'll be impressed from the moment you arrive, with eye-catching hardiboard siding, a welcoming front porch, and a spacious back deck (with natural gas hook up) that looks out onto your fully fenced backyard that's a green thumb's dream! The walk out basement features a bright solarium—ideal for relaxing or entertaining in any season or growing plants! Inside, the home features 5 bedrooms and 3 full bathrooms, with an open and functional layout perfect for daily living and hosting. The main living areas boast durable, low-maintenance vinyl plank flooring, providing both beauty and practicality for busy households. The chef-inspired kitchen includes a large quartz island, quartz countertops, a gas stove, and sleek stainless steel appliances. Gather around the cozy, wood burning fireplace in the living room and enjoy perks like the ease of main floor laundry. Retreat to the luxurious primary suite, complete with a spa-like ensuite featuring double vanities, a walk in shower, and beautiful tile. The walk-in closet includes custom built-in shelving to keep everything organized and within reach. The fully finished walkout basement offers even more space and functionality with in floor heat, a large family room, three additional bedrooms, a full bathroom with double vanity, and an impressive bunker-style storage room—perfect for a home office, craft area, theatre room, or extra storage. Outside the fully fenced yard has under ground sprinklers in both the front and the back yard, sheds and a greenhouse making it perfect for gardening, kids, or

pets, and provides a peaceful outdoor space to enjoy. This well-maintained bungalow is ideal for families, retirees, or anyone looking for a functional and stylish home with the benefits of low-maintenance finishes and small-town living—just 20 minutes from Lethbridge. Don't miss your chance to see this beautiful home—call your REALTOR® and book your private tour today!