



Anne French  
Your REALTOR®  
Love where you live.

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29 W 1 Avenue N  
Magrath, Alberta

MLS # A2303972



**\$334,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings

Extensively renovated and completely move-in ready, this beautiful home in the charming town of Magrath—just 20 minutes from Lethbridge—offers the perfect blend of comfort, style, and unbeatable location! From the moment you arrive, you’ll be drawn in by the incredible curb appeal and inviting presence of this property! Inside, you’ll find a bright, modern space featuring all new flooring, fresh paint, updated trim and baseboards, along with major upgrades including a hot water on demand system, high-efficiency furnace, new shingles, and newer appliances such as the stove and dishwasher—giving you total peace of mind! With 4 spacious bedrooms and 2 full bathrooms, including a primary suite complete with its own ensuite and walk-in shower, this home is perfectly suited for families, downsizers, or investors alike! The location is unbeatable—unbelievably close to the school, baseball diamonds, and park—making everyday living convenient and enjoyable! Step outside to a fully fenced backyard filled with beautiful mature trees, creating a private and relaxing outdoor space you’ll love! When it comes to a large family or a large collection of cars, you will love the amount of off street parking with this property. Whether you’re looking for an incredible starter home, the perfect place to downsize, or a turnkey rental to add to your portfolio, this property truly checks all the boxes! Don’t delay—opportunities like this don’t come up often—call your REALTOR® ASAP to book your showing!!!