



Anne French
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124 N 2 Street E
Magrath, Alberta

MLS # A2311008



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,065 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Playground in Backyard

Welcome to this well-kept and inviting home in the heart of Magrath! Offering 4 bedrooms, 2 full bathrooms, and a functional split-level layout, this property is a fantastic option for growing families, first-time buyers, or anyone looking for a home with great long-term potential. Inside, you'll find a bright and welcoming atmosphere with beautiful hardwood flooring on the main floor and a layout that gives everyone a little room to spread out while still feeling connected. The home has clearly been well cared for over the years and offers a practical flow that works great for everyday living. Outside, the property shines! The mature trees and beautifully maintained lawn create a peaceful, established setting that's perfect for kids, pets, or simply relaxing after a long day. It's the kind of yard that feels like home the moment you pull up. Located close to schools, parks, and Main Street Magrath, this home puts you near all the essentials while still offering the quiet charm that makes small-town living so appealing. With its functional layout and desirable location, this property could also make an excellent future rental investment opportunity!