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**8 N 2 Street W  
Magrath, Alberta**

**MLS # A2314062**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	1915 (111 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, electric fireplace

Built in 1915 and full of character, this 1.5-storey home sits on a generous 0.29-acre corner lot in Magrath, mature trees, good curb appeal, and a fully fenced yard included. Step inside through the covered sunroom at the front entry, a lovely little feature that sets the tone for a home that has clearly been cared for over the years. The main floor offers 3 bedrooms and a full bathroom, complete with an antique vanity and a few era-appropriate touches that are genuinely hard to find anymore. The upper half-storey adds a private bedroom and its own full bathroom, and with the space having been previously suited, it could realistically be split again for extended family or rental income. The full basement runs the length of the home and offers solid storage and potential. Just note it's accessed from outside rather than through the main floor. No garage currently, but there's space on the lot to build attached or detached down the road. A new roof was installed this year, and the mechanical and electrical systems have been updated, so the big-ticket items have been addressed thoughtfully. Out back there's a chicken coop setup that could be freshened up for the hobby farmer in you. A small balcony on the back side of the home and some missing siding are on the to-do list, this one is priced knowing that. But the bones are good, the lot is fantastic, and someone with a vision for a century home is going to love what's here.