



Anne French
Your REALTOR®
Love where you live.

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81 E 2 Avenue N
Magrath, Alberta

MLS # A2323272



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: As is where is

Calling all contractors, renovators, and investors! If you're looking for your next project, this could be the opportunity you've been waiting for. Situated on a quiet street in the charming community of Magrath, this three-bedroom, two-bathroom home sits on a spacious lot with mature trees and a single attached garage. The home offers a functional layout with a finished basement, but make no mistake, it requires significant renovation and is ready for a complete transformation. The location is one of its biggest assets, offering a peaceful setting with very few neighboring properties and plenty of potential to create something special. Whether you're looking to renovate and resell, build equity, or design a home to suit your vision, this property is packed with opportunity for the right buyer.