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266 S 1 Street W
Magrath, Alberta

MLS # A2356140

$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher (as is), microwave, washer, dryer, all window coverings, water softener (as is), garage door opener and remote(s), garage heater, playhouse in backyard, pergola over deck

Located on a quiet street in the wonderful community of Magrath, this beautifully maintained bungalow is ready for its next family to move right in and enjoy! From the welcoming front deck to the gorgeous fenced backyard with mature trees and a kids playhouse, this home offers the kind of setting that immediately feels comfortable and inviting. Inside, you’ll love the warmth and character of the hardwood floors and the functional main-floor layout including main floor laundry. The kitchen features a convenient island, walk in pantry, and a handy little workstation/office area just off the kitchen—perfect for working from home, homework, or keeping your household organized! The primary bedroom is located on the main floor and includes its own ensuite bathroom, while a separate powder room provides added convenience for guests. Head downstairs and you’ll find a spacious family room with cozy in-floor heating, two large bedrooms, one with a walk-in closet, and a four-piece bathroom, creating plenty of space for kids, guests, or a growing family. There is even a "secret hide out" under the stairs for the kids. Central air conditioning keeps the home comfortable through the warmer months, and the pride of ownership throughout is evident! This home has been lovingly maintained and cared for over the years, giving you the opportunity to simply move in and start enjoying your new home without immediately having to tackle renovations or major upgrades. Outside, the large driveway provides plenty of off-street parking which leads to the heated garage (natural gas heater) that is perfect for those that love to tinker, while the fenced backyard offers plenty of room to relax, play, entertain, or enjoy those Southern Alberta summer evenings while the pergola over the back deck provides ample shade and is great for privacy. The location is another major bonus, just a

short distance from Magrath’s popular fish pond and beautiful nature and a direct short cut to Magrath's well known walking trails! Magrath is a fantastic community only about 20 minutes from Lethbridge and offers an impressive range of amenities including a grocery store, shops, restaurants, cafés, post office, schools, library, golf course, swimming pool, parks, playgrounds, sports facilities, medical services, pharmacy, gas stations, and more! If you’ve been looking for a well-cared-for home in a peaceful small-town setting with everything you need close by, this could be the one! Call your REALTOR® and book your showing today!

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