



Anne French
Your REALTOR®
Love where you live.

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475 Harker Avenue W
Magrath, Alberta

MLS # A2155328



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,662 sq.ft.	Age:	1955 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	1.17 Acres		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Storage		

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

Welcome to your own, private, in-town acreage dream!! Located on over an acre of land, this fully fenced property has two sheds for additional, exterior storage, plenty of room for animals, large front deck, plenty of off street/RV parking, fantastic well water, and so much more. Some of the recent upgrades include: all new windows, newer roof, new carpet, a new water softening system, and an incredibly convenient dog run area! This home has four bedrooms and two bathrooms. The kitchen, dining, and living room provide a spacious area for you to gather with friends and family, while the basement family room is a great space for a theatre or games room! Upstairs you will find three bedrooms (perfect couples who wish to sleep close to their young children). Throughout the home, you will find plenty of storage space, a back mud hall, a boot room off the side of the home, and a large front entrance; all are fantastic places for guests or kids to enter during those snowy months with their coats, shoes, and school items. If you are looking for an incredibly tranquil place to call home, the town of Magrath and more specifically this home, offers you quiet, small town living! Call your REALTOR® and book your showing today!