



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

360 E 1 Avenue S  
Magrath, Alberta

MLS # A2168048



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.75 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees, Standard Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings

Looking to move off the farm into a family-friendly town? Or maybe you are looking for a bit of extra "elbow-room" outside of the city? This one is not to miss! Sitting on three quarters of an acre, this home has municipal water and sewer and unlimited irrigation water for about \$120 per year. Don't be intimidated by the 50 spruce and many other trees, shrubs, and flowers. With the unlimited irrigation water and underground sprinklers and drip lines to each plant there is minimal maintenance. Also on the property you will find a massive detached shop, a double attached garage, RV parking and plug ins, a beautiful fire pit area, a patio area and more driveway space than you could fill with cars! For the car enthusiast this home is absolutely perfect!! An infrared natural gas heater, tall ceilings (14 ft) to put in a hoist, plenty of space for additional shelving, and so much more!! The exterior of this home is impossible to match with gemstone lights, a gravelled playground area, fully fenced yard (fence is cedar and steel posts with a concrete retaining wall), designated RV parking in the back, 220 plug in the heated and fully insulated and drywalled 29'x 38'x 11' shop, a double attached garage, and forced walk-out basement. Inside this bungalow home you will find 5 bedrooms, 3 bathrooms, a spacious basement family room a large upstairs living room with a natural gas fireplace, and lots of cabinets and storage space in the kitchen and throughout the rest of the home! The primary bedroom ensuite has a huge jacuzzi tub, walk-in shower and a large make up counter! This home has vaulted ceilings, stainless steel appliances in the kitchen, main floor laundry room, TONS of natural light, a gas fireplace in the basement, a stunning back deck off of the kitchen, and so much more!! If you are looking for a magnificent home, call your

REALTOR® and book your showing today!!