



Anne French
Your REALTOR®
Love where you live.

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29 W 1 Avenue N
Magrath, Alberta

MLS # A2197912



\$200,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,644 sq.ft.	Age:	1940 (85 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: everything as is where is

If you're looking for a great opportunity to add sweat equity into a home in a booming community, this is the one for you! Located in the family friendly town of Magrath, this property has four bedrooms and one bathroom and sits on an incredible treed lot! There is plenty of space for you to build a garage or shop, have a garden or greenhouse, and still have room for your kids play sets and trampolines! Looking for an investment property? Great! The town of Magrath has a very robust rental market that is always in need of more homes for great families! Magrath offers fantastic schools, a grocery store, churches, gas station, post office, and other shops and is a mere 20 minutes from the city of Lethbridge! Don't delay, call your favourite REALTOR and get in to this one today!