

235 W 2 Avenue S
Magrath, Alberta

MLS # A2207076



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,494 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Corner Lot, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove, microwave, dishwasher, washer/dryer, A/C

Stylish, Spacious & Ready to Welcome You Home! Step into 235 W 2 Ave S — a beautifully updated split-level home where charm meets modern comfort. With 5 bedrooms and 3 full bathrooms there's room for everyone to spread out and settle in. Natural light pours through large windows, highlighting the warmth of hardwood floors and an updated kitchen perfect for gathering. Thoughtful upgrades throughout — from lighting to plumbing and electrical — offer peace of mind and a polished, move-in-ready feel. Downstairs, a fully finished basement adds even more space to relax or host. The heated double attached garage is a dream in colder months, and outside, a spacious deck invites summer BBQs and quiet evenings alike. The yard is mostly fenced and complemented by underground sprinklers and a freshly redone front path. This home has been lovingly cared for and it shows — all that's left to do is move in and make it yours.