

36 W Harker Avenue
Magrath, Alberta

MLS # A2280422

\$314,900



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,360 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Seasonal		

Heating:	Boiler, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: Fridge, stove, washer and dryer, window coverings, gazebo, shed.

A great opportunity to own this fantastic home located close to the schools in Magrath. The home features a spacious kitchen, dining, and living area with plenty of room for everyday living and entertaining. There are two bedrooms and one bathroom on the main floor, with the main bathroom renovated two years ago to include a walk-in shower and a sliding barn door for easy accessibility. Above the garage is the primary bedroom, complete with new carpet, a walk-in closet, and a brand new 3-piece ensuite. Additional updates include new carpet throughout all bedrooms and the upstairs, new heating added to the upstairs bedroom, and spray foam insulation in the crawl space. The laundry is conveniently located just off the kitchen near the back entrance to the garage. The home offers a single attached garage along with a carport, new doors leading into the garage, and a new front storm door. The home is heated with radiant heat, with the hot water tank replaced in 2018 and the boiler regularly maintained. In 2020, new shingles and metal roofing were installed, a new deck was built off the back of the home, and new gable ends were just added a couple of months ago. Outside, you'll find a "dirty kitchen" ideal for outdoor cooking, a storage shed, and a beautifully fenced, private yard. Imagine relaxing under the gazebo on the deck while enjoying the peaceful outdoor space.