

\$799,900 - 222 W 4 Avenue S, Magrath

MLS® #A2093133

\$799,900

5 Bedroom, 4.00 Bathroom, 1,963 sqft

Residential on 1.15 Acres

NONE, Magrath, Alberta

Acreage living within town limits with ALL the best features of both worlds. This stunning bungalow must be seen to appreciate all the features and updates. From the moment you pull up, the absolutely massive paved driveway will have the wheels churning for all the toys you can store and park here. Through the front door, you are greeted with a lovely foyer with double doors and a large window, setting the precedence for the whole home. A custom barn wood wall greets you as you enter the main living area. A nice sitting room with wainscoting detail sits on one side, and your custom kitchen loaded with updates sits on the other. This kitchen has seen a lot of work in the last few years. Fresh quartz countertops, beautiful brick backsplash, extra tall custom cabinets with built in hutch, a huge island with loads of sitting, stainless steel appliances including a wall oven and a stove with induction cooktop, microwave hoodfan, a newer dishwasher and a great size fridge! There is plenty of room to work in this kitchen without bumping in to each other, and the dining room with built in bench is located in the perfect spot at the back of the home, with huge windows on both sides. The amount of natural light that floods this space is incredible. Just down the hall is the large primary bedroom, thoughtfully located to give you privacy off the living area. This suite really is a fantastic size, with custom sliding barn doors on the window, a garden door to your back deck, a walk in closet, and a drool worthy



ensuite. There is a custom tiled steam shower with rain showerhead, large vanity with double sinks, granite counters, extra tall cabinets, and there's even a bidet! Also on this floor is another full, recently updated bathroom, one more great size bedroom, a full mudroom with built in lockers just off the garage, and don't forget the main floor office conveniently located just off the front door. The basement is a family/entertainers dream! There is a theatre room, a large games area and family room, full bathroom with steam shower, as well as 3 more great size bedrooms! This home certainly does not lack space. Most of the big ticket items have been taken care of, the roof, air conditioner, hot water tanks, and a major furnace overhaul have all been done in the last few years! Not to mention all the beautiful cosmetics like fresh paint, the kitchen update, and lots of new potlights. A \$30,000 solar package has recently been added, making this home produce more power annually than it uses. Now that we've covered all this home has to offer inside, the garage and outside are JUST as good. The garage can fit 3 cars, has 15' ceilings, has 10'x10' overhead doors, a huge mezzanine for all your storage, and even has a salon off the back. Could be a painting booth or a workshop if hair isn't your thing. There are plenty of mature trees, including 5 fruit trees, and 10 new Aspens this year. You are just one block from walking paths and a great park. You will LOVE living here!

Built in 2002

Essential Information

MLS® #	A2093133
Price	\$799,900
Sold Price	\$775,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,963
Acres	1.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	222 W 4 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K1J0

Amenities

Parking	Additional Parking, Asphalt, Heated Garage, Paved, Triple Garage Attached
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Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Outdoor Kitchen, Private Yard, Storage
Lot Description	Corner Lot, Fruit Trees/Shrub(s), No Neighbours Behind, Paved
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2023
Date Sold	February 8th, 2024
Days on Market	86
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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