

\$350,000 - 484 S 2 Street W, Magrath

MLS® #A2108590

\$350,000

3 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 1.33 Acres

NONE, Magrath, Alberta

Look no further, we found you an affordable acreage!! No septic tanks or fields or wells to deal with?! In town water and sewer AND the bonus of unlimited irrigation water for just over \$100 per YEAR!! Located in the family-friendly town of Magrath, with 1 1/3 acres, in an animal zone so you can take your big furry friends and chickens with you! What more could you possibly ask for?! You will also find picturesque mature trees, a fenced in lot, a large detached garage/shop with a natural gas hook up so you could even heat it, 4 year old hot water tank, and RV plug in for all those camper trailers, plenty of off street parking, a barn for those animals and additional storage, and even a hot tub with a privacy screen! Stepping inside you will appreciate the beautifully renovated kitchen with modern backsplash and stainless steel appliances and a spacious living room! This home has one full bathroom on the main level, a half bathroom conveniently located next to the bedrooms upstairs, and three large bedrooms. Throughout the home you will notice tasteful finishes like barn doors, shiplap feature walls in the living room and one of the bathrooms, and laminate floors. The windows have all been updated to PVC so you won't have a big ticket item on your to do list and the shingles on the roof of the house, barn, and garage were all replaced within five years! If you're looking for a place with some elbow-room to enjoy the outdoors with you and your family this is the place for you! Don't



delay! Call your REALTOR® and book your showing today!

Built in 1910

Essential Information

MLS® #	A2108590
Price	\$350,000
Sold Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,438
Acres	1.33
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	484 S 2 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking	Single Garage Detached
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Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Standard Shaped Lot, Pasture, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	March 18th, 2024
Days on Market	27
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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