

\$435,000 - 129 W 2 Avenue N, Magrath

MLS® #A2144678

\$435,000

5 Bedroom, 3.00 Bathroom, 1,096 sqft

Residential on 0.18 Acres

NONE, Magrath, Alberta

Built in 2017, this expertly designed bungalow is a perfect family home in Magrath! It features an attached 2-car garage with separate bays and a full concrete driveway. The main floor has amazing 9-foot ceilings, an open concept kitchen with a walk-in pantry, ample cupboard and counter space as well as a huge island, beautiful ceramic tile and mosaic backsplash, and stainless steel appliances. Complementing the kitchen design are long lasting and low maintenance vinyl panel flooring throughout the kitchen and dining areas, and there is a cozy living room on the main floor with carpeting throughout. There are 2 bedrooms and 2 bathrooms on the main floor, the primary suite includes a gorgeous window with natural light, a walk-in closet and a beautiful full ensuite bath. The fully finished basement has 3 full bedrooms and 1 full bathroom. Two of the bedrooms have standard closets, one has a walk-in closet. The basement has lots of natural light, a large family room with lots of room to entertain. The basement includes a big laundry room, as well as hallway storage, a linen closet, and the mechanical room. This home is warm all winter with an efficient furnace and cool on our hottest summer days with an amazing air conditioning system. There is ample space in the front yard with a covered front porch, the yard is fully finished with resilient sod and has nice deck off the back of the house for your outdoor living. The property is located on a fully paved street near parks, walking trails, and



enjoys all the perks of small town living close all the local amenities. This is the perfect home to raise a family in, located in a wonderful neighbourhood with an ideal commute to Lethbridge.

Built in 2017

Essential Information

MLS® #	A2144678
Price	\$435,000
Sold Price	\$432,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,096
Acres	0.18
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	129 W 2 Avenue N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

	Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	August 4th, 2024
Days on Market	38
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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