

\$359,900 - 69e 1 Avenue S, Magrath

MLS® #A2144851

\$359,900

4 Bedroom, 3.00 Bathroom, 1,989 sqft

Residential on 0.27 Acres

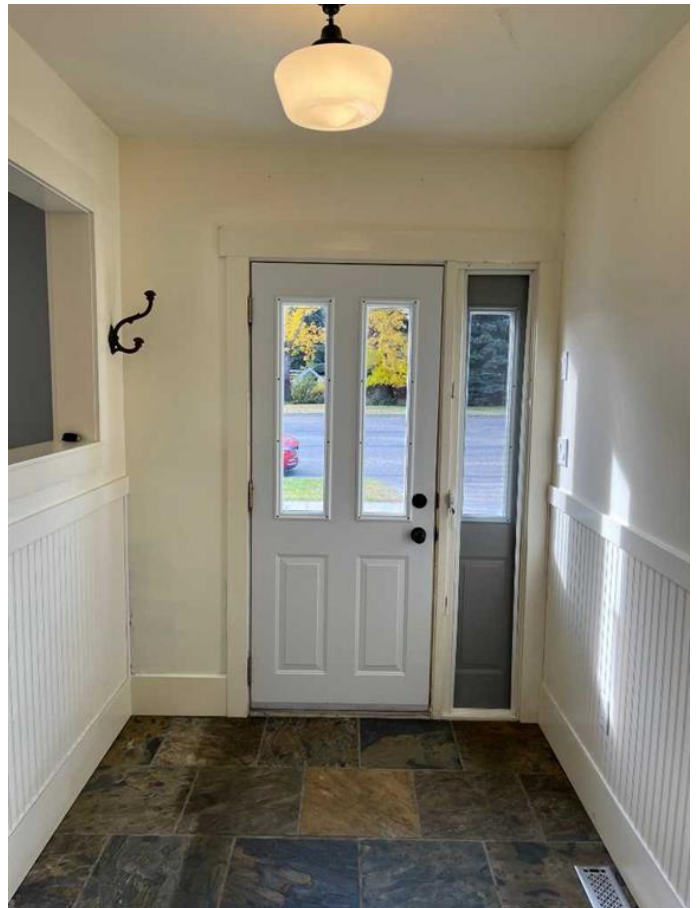
NONE, Magrath, Alberta

Looking for small town living but still close to the city, look no further! This 1988 square foot 1.5 storey home with tons of farm house charm is located only 30 minutes from Lethbridge. Main floor features 2 good sized bedrooms including the master bedroom, 4 piece bathroom, gorgeous open concept kitchen with granite counters, large island and stainless steel appliances, dining room and living room with gas fireplace. Upper level boasts 2 additional spacious bedrooms, airy loft, full bathroom, and attic storage space. The basement is partially developed with lower level family room with gas fireplace, 3 piece bathroom, laundry room, and plenty more storage. You will love the large 82'x145' lot, plenty of space for flower beds, a garden and entertaining friends and family. Upgrades over the years include wiring, plumbing, insulation, flooring, lighting, duct work to connect front entry vents, and hot water tank.

Built in 1921

Essential Information

MLS® #	A2144851
Price	\$359,900
Sold Price	\$332,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,989



Acres	0.27
Year Built	1921
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	69e 1 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Gas Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	February 28th, 2025
Days on Market	246
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - I
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