

\$685,000 - 415 S 2 Street W, Magrath

MLS® #A2190218

\$685,000

5 Bedroom, 4.00 Bathroom, 2,767 sqft

Residential on 0.50 Acres

NONE, Magrath, Alberta

Located on a quiet street in the town of Magrath, just a quick 20 minute drive from the city of Lethbridge, this home not only has the most jaw dropping curb appeal, but a gorgeous view of the coulees, and fantastic front and backyard! When you arrive at this property, you will immediately appreciate the large double attached garage, mature trees, fenced backyard, and the durable and eye catching stone and stucco siding! Inside, you will notice the pride of ownership by the immaculate nature of the home! Features like: real wood cabinetry, granite countertops, hardwood floors, oversized AC, underground sprinklers, 9 foot ceilings in the basement, spacious bedrooms, open concept living, electric fireplaces, new vinyl plank flooring in the downstairs, storage space, and a new HVAC system are sure to impress you. This home has SIX bedrooms, an exercise room, a large family room (perfect for a pool table) downstairs, main floor primary bedroom and office/second bedroom, and main floor laundry! The natural light throughout the home is unbeatable, with soaring ceilings on the main level and equally tall windows! In the kitchen, cooks will appreciate the pantry, double wall ovens, and the huge island. The property is close to walking trails, the "fish pond", parks, and the golf course! Furthermore, Magrath itself offers a gas station, grocery store, post office, and other shopping amenities. Don't delay, a well-built, well taken care of property like this



doesn't come around every day! Call your REALTOR® and book your showing today!

Built in 2006

Essential Information

MLS® #	A2190218
Price	\$685,000
Sold Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,767
Acres	0.50
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	415 S 2 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2025
Date Sold	February 15th, 2025
Days on Market	17
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.