

\$449,000 - 136 E 1 Avenue N, Magrath

MLS® #A2191866

\$449,000

5 Bedroom, 4.00 Bathroom, 1,168 sqft
Residential on 0.30 Acres

NONE, Magrath, Alberta

This is what youâ€™ve been waiting for! Here is a stunning home in small town Magrath, fully renovated & move-in ready!

This exceptional 5-bedroom, 3.5-bathroom 4-level split sits on a massive corner lot in the heart of the town. Perfectly located within walking distance to schools, scenic walking trails, and Main Street, this home offers the ideal blend of modern upgrades and small town charm!

From the moment you arrive, youâ€™ll love the stamped concrete driveways in the front and back, oversized heated garage, and beautiful curb appeal. Inside, the upgrades shineâ€”fully renovated in 2013, this home features new windows and exterior doors, custom built-ins in every closet, and a newly finished lower level (2019) for added living space.

The modern kitchen is ready for you with brand-new appliances, while comfort is top-notch with central A/C and a 2013 hot water on demand system. The roof was recently updated and in phenomenal shape.

With no pets ever and impeccable maintenance, this home is truly turnkey! Whether youâ€™re enjoying the expansive yard, entertaining in the bright, open living spaces, or utilizing the oversized garage for your own projects, this home has it all and is



ready for your family!

Donâ€™t miss this rare find, it wonâ€™t last long in Magrath, Alberta!

Built in 1977

Essential Information

MLS® #	A2191866
Price	\$449,000
Sold Price	\$455,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,168
Acres	0.30
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	136 E 1 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	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Garage Control(s), Stove(s)

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 4th, 2025
Date Sold	February 20th, 2025
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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