

\$120,000 - 118 N 2nd Street W, Magrath

MLS® #A2194773

\$120,000

3 Bedroom, 1.00 Bathroom, 1,004 sqft

Residential on 0.59 Acres

NONE, Magrath, Alberta

An amazing opportunity to own a 3 bedroom home on a huge private lot with mature trees, a greenhouse, and shop for all of your gardening and tinkering desires. While this home is in need of some TLC, if you can see past 'the stuff' you will definitely recognize how much potential it has. The lot is a massive 82.5' wide by 313.5' deep with plenty of mature trees and a wide open private yard. The greenhouse offers the potential for year round gardening with a wall of windows that overlooks the yard and could truly be beautiful. The single detached garage has been converted to a woodworking shop currently with a gas heater and plenty of lights and outlets to accomplish any project comfortably. There is also additional storage on the side of the shop for extra convenience. The house has everything you need to create a beautiful home. As you enter into the addition that was built onto the back of home you have a separate entry area for shoes and coats, a flex room with a wood burning stove, and an enclosed patio. The patio offers great additional space, it is unheated, and with some handyman work could offer a fabulous view of the amazing backyard. As you go upstairs you will find a very traditional layout for a home of this age. You have a kitchen with a center table dining area and is open to the living room. The kitchen and living room both have large windows that will allow plenty of light in. Off the living room is a bedroom and small den, with the second upstairs bedroom being



off of the kitchen area. This second bedroom is slightly larger and has a small patio with sliding glass doors. There is a 4 piece bathroom upstairs and a 1 piece bathroom in the basement. The basement offers an additional bedroom as well as the laundry room with cabinets and countertop space as well as a utility sink. The basement offers plenty of cold storage and the ability to see the foundation and what good condition it is in. This home has so much potential for a young couple or family looking for a home at a great price and not afraid to put in a little work to make it their own. Please contact your favorite realtor to view.

Built in 1952

Essential Information

MLS® #	A2194773
Price	\$120,000
Sold Price	\$128,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,004
Acres	0.59
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	118 N 2nd Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Bookcases
Appliances	Dryer, Refrigerator, Gas Stove
Heating	Wall Furnace, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Date Sold	February 16th, 2025
Days on Market	2
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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.