# \$260,000 - 60n 2 Street W, Magrath

MLS® #A2204984

### \$260,000

2 Bedroom, 1.00 Bathroom, 917 sqft Residential on 0.60 Acres

NONE, Magrath, Alberta

Home is where the heart is and so much love has gone into this home making it perfect for someone to move in and make it their own! Fresh paint throughout, new window treatments, a completely renovated bathroom (including new flooring, tile, vanity, toilet, faucets, and shelving), and a new tiled wall in the kitchen along with a new fridge, hood fan, a newer stove and a new faucet. The home still has its original character with wood trim and doors, crown mould, a cozy window seat, a separate front entrance, and so much more. There is a basement perfect for storage and a partial crawl space perfect for even more storage! The yard is AMAZING with so much space. It has garden boxes in place all ready to go, a shed in the back with a chicken coop attached, a fire pit to enjoy the summer evenings, trees for shade, and an older single detached garage for more storage or a workshop. This is a must see, come check it out!

Built in 1940

#### **Essential Information**

MLS® # A2204984
Price \$260,000
Sold Price \$260,000

Bedrooms 2 Bathrooms 1.00

Full Baths 1





Square Footage 917
Acres 0.60
Year Built 1940

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

## **Community Information**

Address 60n 2 Street W

Subdivision NONE

City Magrath

County Cardston County

Province Alberta
Postal Code T0K 1J0

#### **Amenities**

Parking Spaces 4

Parking Gravel Driveway, Off Street, Single Garage Detached

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Crown Molding, Sump Pump(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Fire Pit, Garden, Rain Gutters

Lot Description Back Yard, Front Yard, Lawn, Few Trees, Seasonal Water

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed March 24th, 2025

Date Sold April 8th, 2025

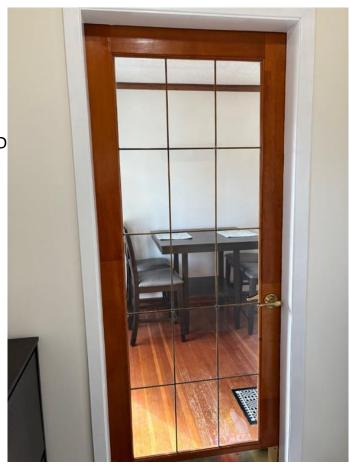
Days on Market 15

Zoning Residential

HOA Fees 0.00

**Listing Details** 

Listing Office SUTTON GROUP - LETHBRID



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