

# \$289,900 - 169 Harker Avenue W, Magrath

MLS® #A2196742

**\$289,900**

3 Bedroom, 1.00 Bathroom, 1,048 sqft

Residential on 0.31 Acres

NONE, Magrath, Alberta

PRICE IMPROVEMENT! Check out this 1100 square foot property on a massive lot, in Magrath! This property has seen two additions over the years, including an extra living space and a double attached large garage. The backyard is a dream for those who love to garden. This price point is favorable to sell quickly. The home has both a roof and furnace less than 10 years old and central air conditioning. This home features 3 bedrooms and would be perfect for a young family looking to expand. Contact your favorite REALTOR® to book a showing!

Built in 1940

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196742    |
| Price          | \$289,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,048       |
| Acres          | 0.31        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 169 Harker Avenue W |
| Subdivision | NONE                |
| City        | Magrath             |
| County      | Cardston County     |
| Province    | Alberta             |
| Postal Code | T0K1J0              |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Attached Carport |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), See Remarks  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Freezer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Frame, Wood Siding         |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 63              |
| Zoning         | R1              |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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