

# \$399,000 - 221 E 1 Avenue S, Magrath

MLS® #A2207154

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.33 Acres

NONE, Magrath, Alberta

Looking for a beautiful family home, then look no further!! This well-kept and meticulously finished 4 bedroom 3 bathroom home has many new upgrades and is ready for you. This home comes with a new furnace, front siding, underground sprinklers and much more. The backyard has been completely fenced and is beautiful, large, and private. The home has an attached 26'x25' HEATED garage with plenty of space for parking, storage, or working on your next project. Along with that, there is a well-built 10'x10' shed in the backyard for all your additional storage needs. The home is located a couple blocks from the schools and shopping. This is a must-see, come check it out!

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207154    |
| Price          | \$399,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,232       |
| Acres          | 0.33        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



Status Active

## Community Information

Address 221 E 1 Avenue S  
Subdivision NONE  
City Magrath  
County Cardston County  
Province Alberta  
Postal Code T0K 1J0

## Amenities

Parking Spaces 4  
Parking Double Garage Attached, Off Street  
# of Garages 2

## Interior

Interior Features Laminate Counters, No Smoking Home, Storage  
Appliances Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Yard, Rain Gutters, Storage  
Lot Description Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 31st, 2025  
Days on Market 52  
Zoning Residential

## Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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