

# \$475,000 - 69 N 4 Street W, Magrath

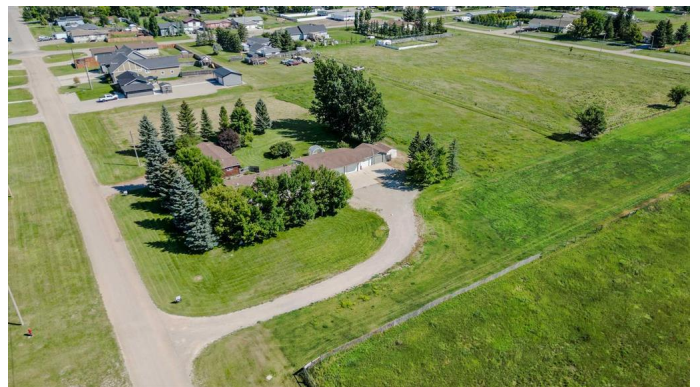
MLS® #A2232571

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,653 sqft  
Residential on 1.90 Acres

NONE, Magrath, Alberta

Discover the perfect blend of country charm and modern convenience on this beautifully maintained acreage on the outskirts of Magrath, Alberta! Set on approximately 2 acres of mature, treed land, this 3-bedroom, 2-bathroom home offers the space, privacy, and functionality you've been dreaming of! Step inside to find a spacious main living area filled with natural light, a generously sized primary bedroom complete with a large ensuite bathroom, and a thoughtfully designed back mud hall with an oversized laundry room—ideal for busy families or rural living. Outside, you'll love the expansive deck that stretches along the back of the home—perfect for relaxing evenings, entertaining guests, or watching the kids and pets roam freely in the wide-open yard! The property features a large double attached garage, three oversized garden or tool sheds, a greenhouse for your green thumb, and an impressive wood/metal working shop with ample room for equipment, hobbies, or storage. In other words, car enthusiasts or those with lots of "toys" this home is the one for you!! With plenty of off-street parking, town water, irrigation water, and room for animals, this property checks all the boxes for rural living with town amenities like a grocery store, gas station, post office, schools, bike/walking trails, outdoor sport facilities, and more close by! Don't miss your chance to own a slice of country paradise with room to grow and play—this is acreage living at its



best! Call your REALTOR® and book your showing NOW!

Built in 1990

### Essential Information

MLS® #	A2232571
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,653
Acres	1.90
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	69 N 4 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 2E0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	75
Zoning	R3

**Listing Details**

Listing Office	Grassroots Realty Group
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