

\$425,000 - 263 W 1 Avenue S, Magrath

MLS® #A2233823

\$425,000

5 Bedroom, 3.00 Bathroom, 1,290 sqft
Residential on 0.48 Acres

NONE, Magrath, Alberta

Welcome to 263 W 1 Ave S in Magrath—a beautifully maintained 5-bedroom, 3-bathroom home located on a great-sized lot in a quiet, established neighborhood. With thoughtful updates, an open layout, and features that cater to comfort and functionality, this property is the perfect blend of space, style, and small-town charm.

Step inside to find fresh paint, new flooring throughout, and a spacious main living area that flows seamlessly into the kitchen and dining spaces. The primary bedroom includes a walk-in closet and ensuite, while the basement features a cozy wood stove and a convenient walk-out access to the oversized attached double garage. Additional highlights include central A/C, a newer roof (approx. 5 years old), a 2016 hot water tank, underground sprinklers, and a large shed that stays with the property.

This home offers excellent value with a layout that works for growing families or buyers looking for extra space to spread out. Set in a mature neighborhood with beautiful trees and truly great neighbors, it's the kind of place that feels like home from the moment you arrive.

Homes like this don't come up often—don't miss your chance to make it yours!



Built in 1999

Essential Information

MLS® #	A2233823
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.48
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	263 W 1 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 2nd, 2025
Days on Market	29
Zoning	R

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.