

\$399,900 - 28 W Harker Avenue, Magrath

MLS® #A2247093

\$399,900

4 Bedroom, 3.00 Bathroom, 2,308 sqft
Residential on 0.18 Acres

NONE, Magrath, Alberta

This charming home is located in the welcoming town of Magrath and offers 4 bedrooms and 2.5 bathrooms, along with numerous thoughtful upgrades. An addition was completed in 1996, expanding the living space. The original home received a new metal roof in 2024, while the roof over the addition was redone in 2018. In 2023, the furnace and ductwork were installed, though the original electric heaters remain in place and can still be connected if desired. The kitchen was beautifully updated in 2014, and the home has seen many other improvements for its next owner to enjoy. Outside, youâ€™ll find a fully fenced yard with mature trees, a spacious deck, a storage shed, and charming flower boxesâ€”perfect for relaxing or entertaining.



Built in 1982

Essential Information

MLS® #	A2247093
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,308
Acres	0.18
Year Built	1982

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	28 W Harker Avenue
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

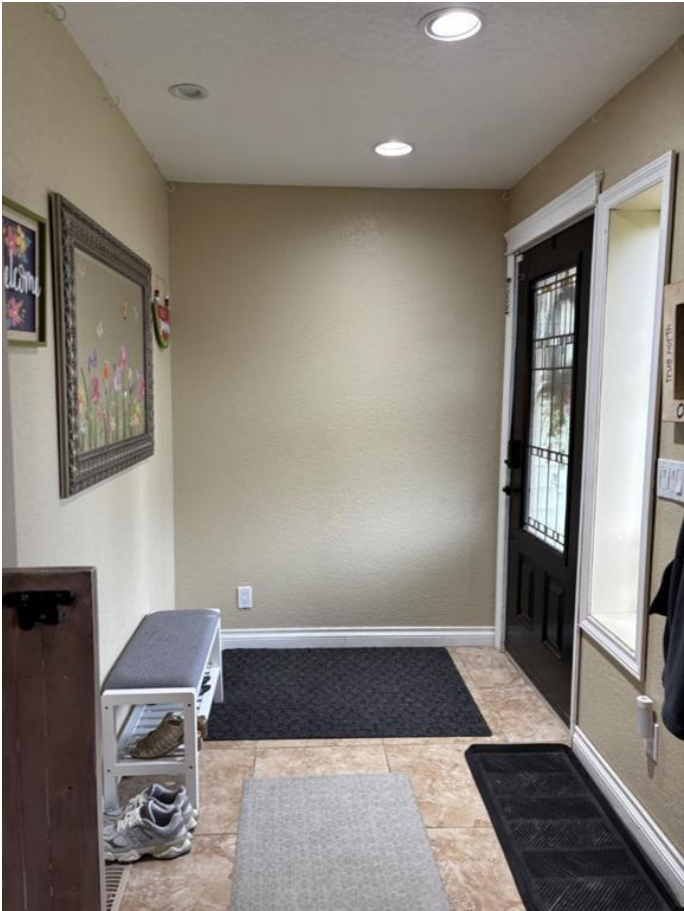
Interior Features	Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wood Windows, Master Downstairs
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial, Crawl Space

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Garden, Landscaped, Many Trees, Standard Shaped Lot
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 8th, 2025
Days on Market	6
Zoning	R1
Listing Details	
Listing Office	SUTTON GROUP - LETHBRIDGE



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.