# \$535,000 - 73n 2a Street, Magrath

MLS® #A2263041

## \$535,000

4 Bedroom, 3.00 Bathroom, 1,723 sqft Residential on 0.21 Acres

NONE, Magrath, Alberta

Welcome to Magrath â€" where small-town charm meets peaceful, spacious living! Just 30 minutes from Lethbridge and about an hour from Waterton and the mountains, this home offers the perfect blend of comfort, space, and community.

Inside, you'II find a bright main floor with three bedrooms, main-floor laundry, and an inviting open-concept kitchen, dining, and living area featuring a cozy gas fireplace. Whether you're hosting or enjoying a quiet evening at home, this space feels warm and welcoming.

The finished basement adds versatility with a large family room, fourth bedroom, full bathroom, and the potential for a fifth bedroom, office, or home gym.

Set on an extra-large lot, there's room to relax, garden, or play â€" plus a double heated garage and outdoor storage for all your projects and hobbies.

If you're looking for a move-in ready home in a peaceful community where you'II truly love where you live, this is the one to see.

Built in 2008

## **Essential Information**

MLS® # A2263041







Price \$535,000

4

Bedrooms

Bathrooms 3.00

Full Baths 3

Square Footage 1,723

Acres 0.21

Year Built 2008

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 73n 2a Street

Subdivision NONE

City Magrath

County Cardston County

Province Alberta
Postal Code T0K1J0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Off Street, Parking Pad

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Storage

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 8th, 2025

Days on Market 28

Zoning Residential

# **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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