

\$424,900 - 235 W 2 Avenue S, Magrath

MLS® #A2207076

\$424,900

5 Bedroom, 3.00 Bathroom, 1,494 sqft
Residential on 0.29 Acres

NONE, Magrath, Alberta

Stylish, Spacious & Ready to Welcome You Home! Step into 235 W 2 Ave S â€™ a beautifully updated split-level home where charm meets modern comfort. With 5 bedrooms and 3 full bathrooms thereâ€™s room for everyone to spread out and settle in.

Natural light pours through large windows, highlighting the warmth of hardwood floors and an updated kitchen perfect for gathering. Thoughtful upgrades throughout â€™ from lighting to plumbing and electrical â€™ offer peace of mind and a polished, move-in-ready feel.

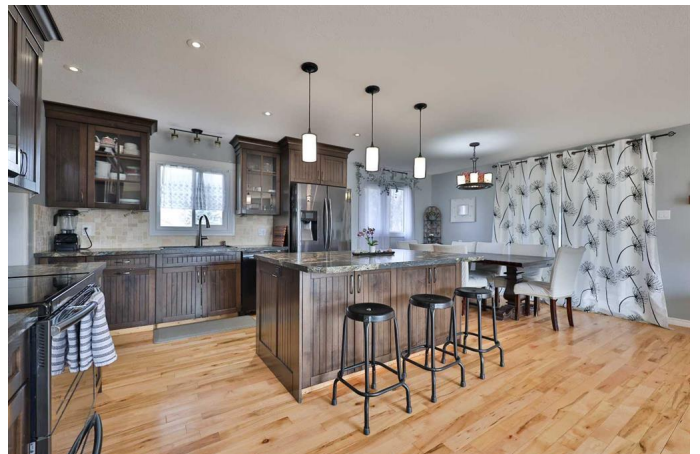
Downstairs, a fully finished basement adds even more space to relax or host. The heated double attached garage is a dream in colder months, and outside, a spacious deck invites summer BBQs and quiet evenings alike. The yard is mostly fenced and complemented by underground sprinklers and a freshly redone front path.

This home has been lovingly cared for and it shows â€™ all thatâ€™s left to do is move in and make it yours.

Built in 1976

Essential Information

MLS® #	A2207076
Price	\$424,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,494
Acres	0.29
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	235 W 2 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	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Corner Lot, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	20
Zoning	R1

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.