

# \$399,000 - 221 E 1 Avenue S, Magrath

MLS® #A2207154

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.33 Acres

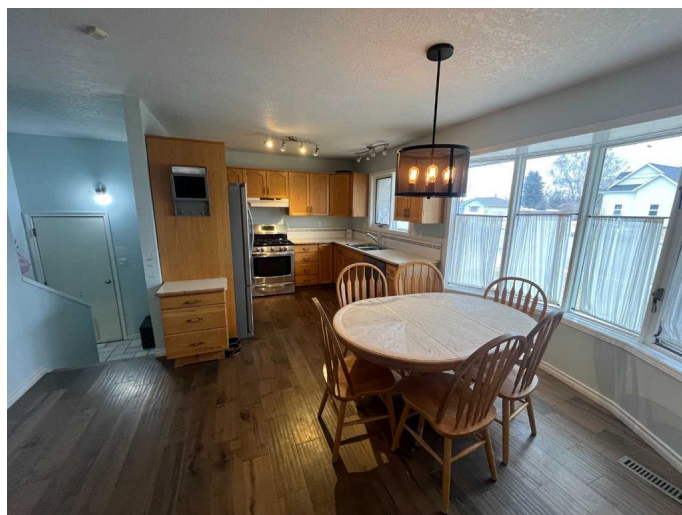
NONE, Magrath, Alberta

Looking for a beautiful family home, then look no further!! This well-kept and meticulously finished 4 bedroom 3 bathroom home has many new upgrades and is ready for you. This home comes with a new furnace, front siding, underground sprinklers and much more. The backyard has been completely fenced and is beautiful, large, and private. The home has an attached 26'x25' HEATED garage with plenty of space for parking, storage, or working on your next project. Along with that, there is a well-built 10'x10' shed in the backyard for all your additional storage needs. The home is located a couple blocks from the schools and shopping. This is a must-see, come check it out!

Built in 1990

## Essential Information

MLS® #	A2207154
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.33
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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## Community Information

Address	221 E 1 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Smoking Home, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	49
Zoning	Residential

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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