

# \$199,900 - 25n 2 Street W, Magrath

MLS® #A2220201

**\$199,900**

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.20 Acres

NONE, Magrath, Alberta

Charming 2 bed 1 bath bungalow home on a great LOT located in the beautiful Town of Magrath! It has been freshly painted, some new flooring installed but also has some of the original hardwood, most of the electrical has been updated, the furnace is about 6 years old, and the ducts have been recently cleaned.

The front and side decks are both new, as well as the soffit, fascia and gutters. The flow of this home is inviting and functional with great use of space. The yard is a great size with lots of room for a garden or for Kids to play. Homes like this are hard to come by so come check it out soon!

Built in 1955

## Essential Information

MLS® #	A2220201
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	25n 2 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Treed, Seasonal Water
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Residential

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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