

73N 2A Street
Magrath, Alberta

MLS # A2263041



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,723 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: In Floor, Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Garage Heater, Electrical Rough in for Generator, Gas BBQ

Welcome to Magrath — 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'll 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 — 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'll truly love where you live, this is the one to see.