

\$350,000 - 35 S 2 Street E, Magrath

MLS® #A2233080

\$350,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.24 Acres

NONE, Magrath, Alberta

This charming home offers plenty of space and features to enjoy. Outside, you'll find a beautiful front deck and yard, as well as a spacious back deck overlooking a backyard complete with a garden, fire pit, large tree, and storage shed. Inside, the main floor has three bedrooms, a 4-piece bathroom, a dining room, a kitchen, and a spacious family room. The fully finished basement adds even more living space, featuring an additional bedroom, another 4-piece bathroom, two large family rooms, and two storage rooms. Located in a fantastic area of Magrath, this home is close to schools, parks, the swimming pool, ice rink, pickleball/tennis courts, and sports fields.

Built in 1978

Essential Information

MLS® # A2233080

Price \$350,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,040

Acres 0.24

Year Built 1978

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



Community Information

| | |
|-------------|-----------------|
| Address | 35 S 2 Street E |
| Subdivision | NONE |
| City | Magrath |
| County | Cardston County |
| Province | Alberta |
| Postal Code | T0K 1J0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Storage, Vinyl Windows |
| Appliances | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden |
| Lot Description | Back Yard, Few Trees, Front Yard, Garden, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 4 |
| Zoning | Residential R1 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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