

\$399,900 - 235 W 2 Avenue S, Magrath

MLS® #A2207076

\$399,900

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.

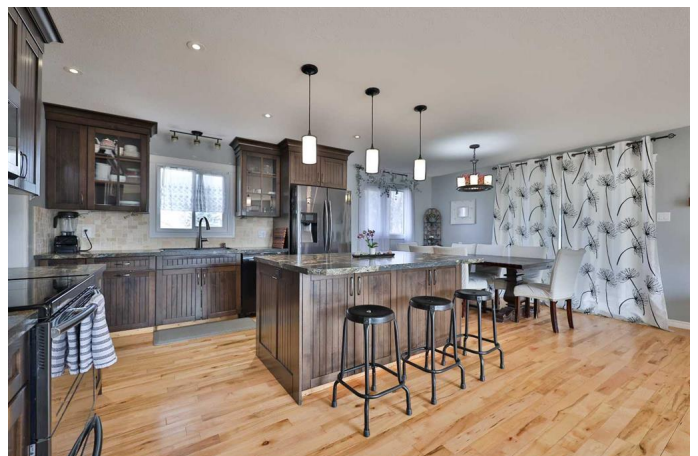
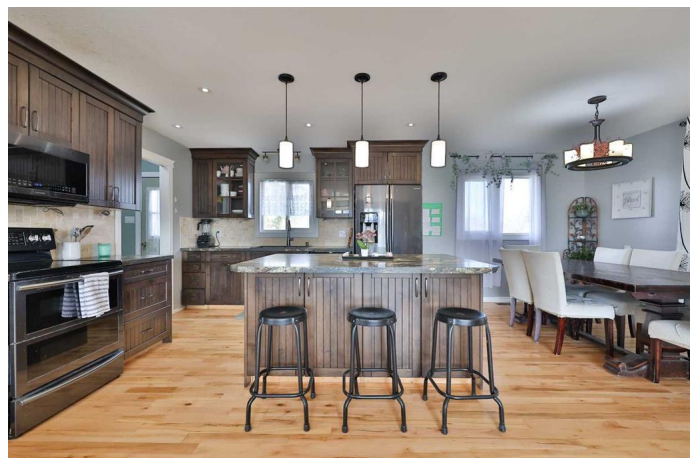
Downstairs, a fully finished basement adds even more space to relax or host. The heated double attached garage is a dream in colder months, and outside, a spacious deck invites summer BBQs and quiet evenings alike. The yard is mostly fenced and complemented by underground sprinklers and a freshly redone 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 | \$399,900 |



| | |
|----------------|-------------|
| 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 | 30 |
| 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.