

# \$519,900 - 230 E 2 Avenue N, Magrath

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MLS® #A2227828

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.23 Acres

NONE, Magrath, Alberta

1413 square foot, Bright, open, updated bungalow. 3 bedroom 3 bathrooms with double attached garage with basement entrance. Large fenced yard with newer cedar deck in back yard off of the kitchen/garden doors. Garden boxes in back yard, landscaping with trees and shrubs. New kitchen with maple cabinets. Thermador 36" gas range with commercial hood fan. Enormous island with storage on both sides. Large double sink with garbage disposal. Whirlpool fridge and dishwasher under 3 years old. Spacious living room with new electric fireplace. Large entry with walk-in closet. Flex space open to living room currently used as an office. Main bathroom and master bath have been updated with new custom cabinetry, flooring and tiles. Basement is fully developed with huge family media room, office, store room, extra large bedroom and bathroom. Large, bright laundry room, new vinyl plank flooring and newer carpet throughout. In floor heating, furnace has been regularly serviced and duct work cleaned in May. Front deck is made of composite decking. Fire pit in back yard. Solar panels were installed in 2024.

Built in 1994

## Essential Information

MLS® #                   A2227828

Price                     \$519,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.23
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	230 E 2 Avenue N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garburator, Gas Range, Refrigerator
Heating	In Floor, Forced Air, Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Other

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	78
Zoning	R1

**Listing Details**

Listing Office	ROYAL LEPAGE SOUTH COU
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