

\$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	48
Zoning	Residential R1

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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