

# \$450,000 - 263 W 1 Avenue S, Magrath

MLS® #A2233823

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.48 Acres

NONE, Magrath, Alberta

Welcome to 263 W 1 Ave S in Magrath—a beautifully maintained 5-bedroom, 3-bathroom home located on a great-sized lot in a quiet, established neighborhood. With thoughtful updates, an open layout, and features that cater to comfort and functionality, this property is the perfect blend of space, style, and small-town charm.

Step inside to find fresh paint, new flooring throughout, and a spacious main living area that flows seamlessly into the kitchen and dining spaces. The primary bedroom includes a walk-in closet and ensuite, while the basement features a cozy wood stove and a convenient walk-out access to the oversized attached double garage. Additional highlights include central A/C, a newer roof (approx. 5 years old), a 2016 hot water tank, underground sprinklers, and a large shed that stays with the property.

This home offers excellent value with a layout that works for growing families or buyers looking for extra space to spread out. Set in a mature neighborhood with beautiful trees and truly great neighbors, it's the kind of place that feels like home from the moment you arrive.

Homes like this don't come up often—don't miss your chance to make it yours!



Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233823    |
| Price          | \$450,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,290       |
| Acres          | 0.48        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 263 W 1 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        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Garden, Storage     |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 3              |
| Zoning         | R              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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