

\$300,000 - 35 West Civic Avenue, Magrath

MLS® #A2245829

\$300,000

5 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 0.27 Acres

NONE, Magrath, Alberta

RARE Magrath Duplex Opportunity!

Whether you're an investor, multi-generational family, or someone dreaming of rental income potential this FULL duplex in the heart of Magrath is a rare gem you won't want to miss!

Sitting on a massive lot just steps from the school, pool, library, and church, this solid brick exterior property offers two distinct living spaces:

Side A: A charming bungalow with 2 bedrooms, full bath & main floor laundry

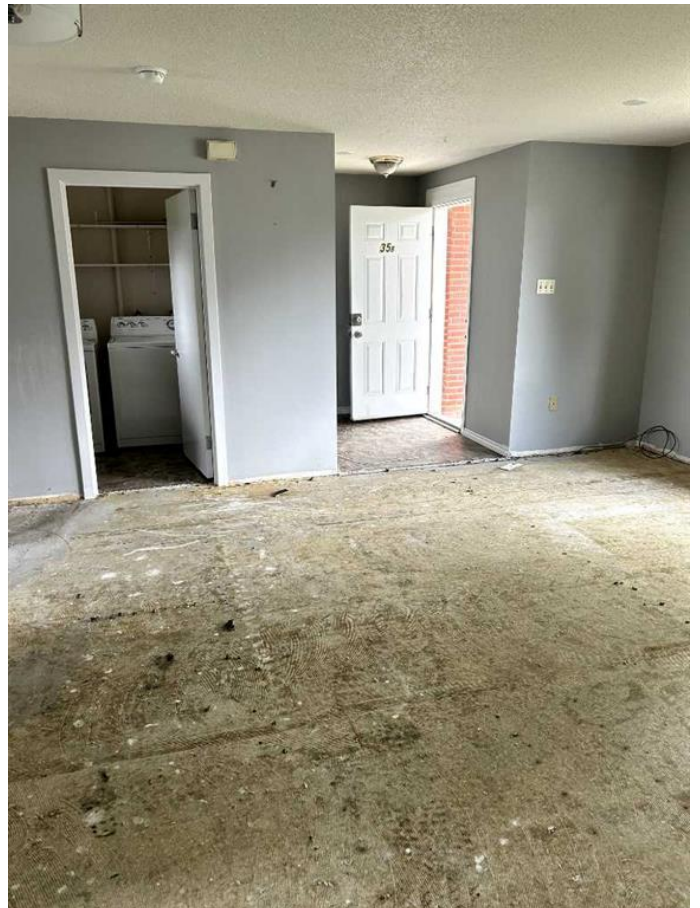
Side B: A spacious 2-storey with 3 bedrooms & full bathroom upstairs, plus a full basement with potential for a 4th bedroom or extra family room

Yes, it could use a little TLC, but that's exactly what makes this such an incredible value. With good bones, curb appeal, and tons of potential, this is the kind of opportunity that doesn't come around often.

Live on one side & rent the other, renovate & flip, or hold as a long-term investment the possibilities are endless!

Don't miss your chance to own a unique, income-generating property in beautiful Magrath.

Built in 1962



Essential Information

MLS® #	A2245829
Price	\$300,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,295
Acres	0.27
Year Built	1962
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	35 West Civic Avenue
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished, Crawl Space

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Tar/Gravel
Construction	Brick

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 6

Zoning R1

Listing Details

Listing Office Grassroots Realty Group



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