

\$364,900 - 253 W 4 Avenue S, Magrath

MLS® #A2258478

\$364,900

4 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.28 Acres

NONE, Magrath, Alberta

This charming 4 bedroom, 2 bathroom home is set on a beautifully landscaped yard with mature trees, including fruit trees. A lovely arch covered in greenery welcomes you to the front door. Inside, the main level features 3 bedrooms and 1 bathroom, while the lower level offers an additional bedroom and bathroom. The basement provides plenty of storage with 3 separate rooms, one currently used as a workshop but easily converted into a spacious family room with its two windows and generous layout. Laundry is upstairs in a bedroom but there is plenty of space in the basement for laundry if needed. Recent updates include a new roof last year, a new bay window and exterior doors. The backyard is complete with a large deck, perfect for entertaining or relaxing outdoors.

Built in 1970

Essential Information

MLS® #	A2258478
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.28
Year Built	1970
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	253 W 4 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Parking Pad

Interior

Interior Features	Closet Organizers, Jetted Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Zoning	Residential R1

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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