\$659,900 - 280 1 Avenue N, Magrath

MLS® #A2217851

\$659,900

6 Bedroom, 5.00 Bathroom, 2,608 sqft Residential on 0.20 Acres

NONE, Magrath, Alberta

This stunning two-story residence offers the perfect blend of space, comfort, and style with over 2,600 sq. ft. of thoughtfully designed living space, plus a fully developed 1,200+ sq. ft. basement. With 6 spacious bedrooms, 4 full bathrooms, and a half bath, this home is ideal for growing families or those who love to host. Step through the vaulted front entry and feel immediately at home. The main floor features a private home office, a cozy living room, a bright plant or piano room, and a convenient laundry area. At the heart of the home is a beautifully appointed, expansive kitchen that flows effortlessly into the sunlit dining and living areasâ€"perfect for entertaining. Outside, the fully landscaped double lot is a true oasis. Enjoy mature trees, a stone patio, a fully fenced yard, and a hot tub for ultimate relaxation. Whether it's summer barbecues or quiet evenings under the stars, this backyard is built for making memories. Practicality meets luxury with an attached oversized heated double garage, ample parking, an exterior RV power outlet, central A/C, and a storage shed for added convenience. This exceptional property offers the perfect combination of small-town charm and modern living. Don't miss your chance to make this stunning Magrath home yours!







Built in 2009

Essential Information

MLS® # A2217851 Price \$659,900

Bedrooms 6
Bathrooms 5.00
Full Baths 4

Half Baths 1

Square Footage 2,608 Acres 0.20 Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 280 1 Avenue N

Subdivision NONE
City Magrath

County Cardston County

Province Alberta
Postal Code T0K 1J0

Amenities

Parking Spaces 6

Parking Concrete Driveway, Double Garage Attached, Garage Faces Front,

Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, 220

Volt Wiring

of Garages 2

Interior

Interior Features Ceiling Fan(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Full
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, Lawn, Private

Roof Asphalt Shingle

Construction Concrete, Masonite

Foundation Poured Concrete

Additional Information

Date Listed May 6th, 2025

Days on Market 182 Zoning R1

Listing Details

Listing Office CUSTOM REAL ESTATE SOLUTIONS LTD

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