

\$314,900 - 36 W Harker Avenue, Magrath

MLS® #A2247234

\$314,900

3 Bedroom, 2.00 Bathroom, 1,360 sqft

Residential on 0.18 Acres

NONE, Magrath, Alberta

A great opportunity to own this fantastic home right close to the schools in Magrath! The home has a large kitchen/dining/living area with lots of room to work and entertain. There are two bedrooms and one bathroom on the main floor. The main bathroom was renovated 2 years ago including a walk-in shower and sliding barn door for easy accessibility. Above the garage is the primary bedroom with a walk-in closet and a 3 piece ensuite which is in the process of being renovated. The laundry is just off the kitchen and the back entrance to the garage. Not only does the home have a single attached garage but has a carport as well! The home is heated with radiant heat. The water tank was replaced in 2018 and the boiler has been maintained. New carpet was just installed in the bedrooms, radiant heat was also just installed in the upstairs bedroom, and the crawl space was recently insulated with spray foam. In 2020 new shingles and metal were installed on the roof, a new deck was built off the back of the house and the gable ends were recently replaced with new board and batten. There is also a "dirty Kitchen" for outside cooking and another shed for storage. Picture sitting under the gazebo on the deck looking out into the beautiful fenced in private yard! This is a must see, come check it out!

Built in 1959

Essential Information



MLS® #	A2247234
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,360
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	36 W Harker Avenue
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	3
Parking	Single Garage Attached, Attached Carport
# of Garages	1

Interior

Interior Features	Closet Organizers, Open Floorplan, Ceiling Fan(s), Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Radiant
Cooling	None
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Seasonal Water
Roof	Asphalt Shingle, Metal

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	91
Zoning	Residential

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.