

\$650,000 - 277 E 1 Avenue N, Magrath

MLS® #A2267463

\$650,000

5 Bedroom, 3.00 Bathroom, 1,613 sqft

Residential on 0.21 Acres

NONE, Magrath, Alberta

Welcome to this brand new build in the quaint and friendly town of Magrath just 20 minutes from Lethbridge! This beautiful home offers five bedrooms and three full bathrooms, giving families plenty of space to grow and enjoy. It features central air-conditioning, a bright main floor living room with a cozy electric fireplace, and a stylish kitchen with all new stainless steel appliances! The spacious dining area opens onto a large back deck that overlooks the nearly quarter-acre lot—perfect for kids to play, summer barbecues, or relaxing in the sun. With three bedrooms and the laundry room conveniently located on the main floor, this home is perfectly set up for young families! The primary suite includes a walk-in closet and a beautiful ensuite with a double vanity and walk-in shower. Downstairs, you'll find a large family room ideal for movie nights or gatherings (a massive blank wall is calling for you to set up your projector!), as well as two more large bedrooms, and the third full bathroom. A double attached garage providing plenty of storage and convenience rounds out this spectacular home! Modern colour choices and finishes throughout give the home a clean, welcoming feel. Located in a fantastic neighbourhood in Magrath, this home has everything you could ask for—it's just waiting for its new owners to move in and make it their own! Call your REALTOR® and book your showing today!

Built in 2025



Essential Information

MLS® #	A2267463
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,613
Acres	0.21
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	277 E 1 Avenue N
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	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	6
Zoning	R

Listing Details

Listing Office	Grassroots Realty Group
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