

\$349,000 - 237w 1 Avenue S, Magrath

MLS® #A2250762

\$349,000

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.39 Acres

NONE, Magrath, Alberta

This 4-bedroom home is full of opportunity and ready for your personal touch. The property boasts a large heated shop with office space, perfect for hobbies, storage, or a home-based business. The lush, treed backyard is a true retreat, complete with a shed, greenhouses, a small cabin/playhouse, and a firepit, ideal for relaxing or entertaining. Inside, you'll find plenty of room for the whole family, including an extra kitchenette downstairs for added convenience or income potential. A ramp to the back deck provides accessibility, while ample parking ensures space for multiple vehicles, RVs, or trailers. While the interior could benefit from some updates, the home offers a solid foundation and incredible potential to make it your own. Don't miss this chance to own a property with space, versatility, and charm in the welcoming community of Magrath!

Built in 1981

Essential Information

MLS® #	A2250762
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.39
Year Built	1981



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	237w 1 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	12
Zoning	R

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.