

# \$675,000 - 41 E 3 Avenue N, Magrath

MLS® #A2212331

**\$675,000**

5 Bedroom, 4.00 Bathroom, 2,017 sqft

Residential on 0.19 Acres

NONE, Magrath, Alberta

Discover the perfect blend of style, space, and functionality in this beautifully designed 1.5 storey home, located in the thriving community of Magrath. One of the standout features is the 928 sq/ft heated double attached garage with convenient drive-thru access—offering parking options at both the front and back of the property. There's even additional drive-thru parking on the west side of the home for extra flexibility. Step out back to enjoy a spacious deck, partially covered for year-round use—ideal for entertaining or relaxing. Inside the home features vaulted ceilings over 9 feet high, enhancing the open feel of the stunning main living area. You'll love the generous layout, including spacious bedrooms, a large family room, and thoughtful touches throughout. Functionality meets comfort with plenty of well-planned storage, including a versatile basement storage room that could easily be transformed into a home gym or games room. Every detail in this home has been carefully considered to maximize comfort and practicality. Don't miss this amazing opportunity to own a quality-built home. Come see for yourself all that this home has to offer!

Built in 2025

## Essential Information

MLS® #                   A2212331

Price                     \$675,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	41 E 3 Avenue N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Drive Through, Garage Door Opener, Heated Garage, Off Street, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	20
Zoning	Residential R1

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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