

# \$375,000 - 34 W 1 Ave N, Magrath

MLS® #A2222931

**\$375,000**

5 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.27 Acres

NONE, Magrath, Alberta

Location Location Location!! This home is located half a block from the school and the Town Square which includes the ice arena, swimming pool, football field, ball diamonds, play ground, tennis court, pickle ball courts and more. It is a beautiful 5 bedroom, 2 bathroom home with a double attached garage. The yard is completely fenced with trees for privacy. The home has received recent renovations including new flooring throughout the main floor as well as paint and updated ceiling texture. The roof was shingled in 2015, most of the windows have been replaced, the electrical panel has been updated, the furnace maintained, and the list goes on! The floorpan is fantastic with a large living room to gather, a beautiful kitchen with a moveable island for increased function, 3 bedrooms on the main floor perfect for a young family, a large family room downstairs with a gas fireplace, 2 more bedrooms, a bathroom, a spacious laundry room, and 2 storage rooms. The garage has plenty of room for 2 vehicles plus storage. The yard includes 2 sheds, a dog run, a garden, plus lots of room to enjoy. This is a great home, come check it out!

Built in 1966

## Essential Information

MLS® # A2222931

Price \$375,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.27
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	34 W 1 Ave N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Garden, Rain Gutters
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Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Garden, Lawn, Seasonal Water, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	3
Zoning	Residential

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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