

\$499,000 - 365 S 5 Street W, Magrath

MLS® #A2252993

\$499,000

6 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 3.00 Acres

NONE, Magrath, Alberta

Looking for an acreage on the edge of town? This 3-acre property on the southwest side of Magrath has plenty of space and potential, featuring 3 bedrooms and 1.5 baths on the main floor plus 3 more bedrooms and a full bath in the basement. Inside you'll find a large living room, spacious dining area, and a fantastic kitchen with room for a huge island, along with a pantry and a versatile nook that could serve as extra storage or a folding station by the laundry. The basement includes a big family room and 2 storage rooms, while many updates over the past 10 years including shingles, windows, vinyl siding, furnace, water tank, flooring, and paint make it move-in ready with room to add your own touch. Outside there's space for a garage or shop, seasonal irrigation with 7 spigots, and even the option to subdivide, making this a property you'll want to check out!



Built in 1980

Essential Information

MLS® #	A2252993
Price	\$499,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	3.00

Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	365 S 5 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking	Off Street, RV Access/Parking
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Interior

Interior Features	Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Corner Lot, Few Trees, Seasonal Water
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	64

ZoningCountry Residential

Listing Details

Listing OfficeSUTTON GROUP - LETHBRIDGE

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