

# \$200,000 - 29 W 1 Avenue N, Magrath

MLS® #A2197912

**\$200,000**

4 Bedroom, 1.00 Bathroom, 1,644 sqft  
Residential on 0.21 Acres

NONE, Magrath, Alberta

If you're looking for a great opportunity to add sweat equity into a home in a booming community, this is the one for you! Located in the family friendly town of Magrath, this property has four bedrooms and one bathroom and sits on an incredible treed lot! There is plenty of space for you to build a garage or shop, have a garden or greenhouse, and still have room for your kids play sets and trampolines! Looking for an investment property? Great! The town of Magrath has a very robust rental market that is always in need of more homes for great families! Magrath offers fantastic schools, a grocery store, churches, gas station, post office, and other shops and is a mere 20 minutes from the city of Lethbridge! Don't delay, call your favourite REALTOR® and get in to this one today!

Built in 1940

## Essential Information

MLS® #	A2197912
Price	\$200,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,644
Acres	0.21
Year Built	1940



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	29 W 1 Avenue N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

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

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	40
Zoning	R

### **Listing Details**

Listing Office	Grassroots Realty Group
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