

# \$450,000 - 235 W 2 Avenue S, Magrath

MLS® #A2207076

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,494 sqft  
Residential on 0.29 Acres

NONE, Magrath, Alberta

Stylish, Spacious & Ready to Welcome You Home! Step into 235 W 2 Ave S â€” a beautifully updated split-level home where charm meets modern comfort. With 5 bedrooms and 3 full bathrooms thereâ€™s room for everyone to spread out and settle in.

Natural light pours through large windows, highlighting the warmth of hardwood floors and an updated kitchen perfect for gathering. Thoughtful upgrades throughout â€” from lighting to plumbing and electrical â€” offer peace of mind and a polished, move-in-ready feel.

Downstairs, a fully finished basement adds even more space to relax or host. The heated double attached garage is a dream in colder months, and outside, a spacious deck invites summer BBQs and quiet evenings alike. The yard is mostly fenced and complemented by underground sprinklers and a freshly redone front path.

This home has been lovingly cared for and it shows â€” all thatâ€™s left to do is move in and make it yours.

Built in 1976

## Essential Information

MLS® #	A2207076
Price	\$450,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,494
Acres	0.29
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	235 W 2 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Corner Lot, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group
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