

\$349,900 - 73 West 1st Avenue N, Magrath

MLS® #A2253884

\$349,900

3 Bedroom, 2.00 Bathroom, 2,408 sqft

Residential on 0.43 Acres

NONE, Magrath, Alberta

Embrace the peaceful charm of small-town living just minutes from the city in this spacious 2408 sq ft single level home, offering 3â€”possibly 4â€”bedrooms, 2 full bathrooms, and an incredible renovated bonus living space. With two kitchensâ€”including a newly outfitted rustic-style second kitchenâ€”this property offers exciting revenue potential. Nestled on nearly half an acre, the outdoor features are just as impressive: a covered patio, above-ground pool, horseshoe pits, greenhouse, garden beds, shed, workshop, and ample off-street parking. Solar panels add eco-conscious value, making this versatile retreat a rare find for comfort, potential income, and lifestyle.

Built in 1926

Essential Information

MLS® #	A2253884
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,408
Acres	0.43
Year Built	1926
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	73 West 1st 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	High Ceilings
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Pellet Stove
Basement	None

Exterior

Exterior Features	Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	13
Zoning	R

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.