

# \$350,000 - 35 S 2 Street E, Magrath

MLS® #A2233080

## \$350,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.24 Acres

NONE, Magrath, Alberta

This charming home offers plenty of space and features to enjoy. Outside, you'll find a beautiful front deck and yard, as well as a spacious back deck overlooking a backyard complete with a garden, fire pit, large tree, and storage shed. Inside, the main floor has three bedrooms, a 4-piece bathroom, a dining room, a kitchen, and a spacious family room. The fully finished basement adds even more living space, featuring an additional bedroom, another 4-piece bathroom, two large family rooms, and two storage rooms. Located in a fantastic area of Magrath, this home is close to schools, parks, the swimming pool, ice rink, pickleball/tennis courts, and sports fields.

Built in 1978

## Essential Information

MLS® #	A2233080
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.24
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	35 S 2 Street E
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Chandelier, Closet Organizers, Storage, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	66
Zoning	Residential R1

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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