

# \$175,000 - 104 N 1 Street W, Magrath

---

MLS® #A2239838

## \$175,000

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Residential on 0.15 Acres

NONE, Magrath, Alberta

Here is an amazing opportunity to own a 2 bedroom 1 bathroom bungalow in the town of Magrath. Home has been in the same family for years, and while it may be a little tired, it is solid, mechanically sound, and welcoming your fresh decorating ideas and cosmetic upgrades. Home sits on a nicely Landscaped 6500ft2 corner lot, and even has a separate older workshop.

Built in 1900

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239838    |
| Price          | \$175,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,035       |
| Acres          | 0.15        |
| Year Built     | 1900        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 104 N 1 Street W |
| Subdivision | NONE             |
| City        | Magrath          |



|             |                 |
|-------------|-----------------|
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 1J0         |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | High Ceilings                                |
| Appliances        | Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Partial, Unfinished                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Corner Lot      |
| Roof              | Metal           |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | R1              |

### 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.