

# \$389,000 - 157 S 1 Street W, Magrath

MLS® #A2246537

## \$389,000

2 Bedroom, 3.00 Bathroom, 1,089 sqft  
Residential on 0.76 Acres

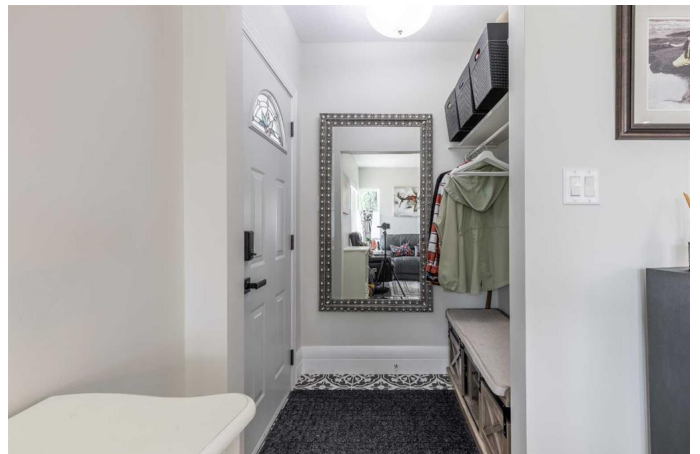
NONE, Magrath, Alberta

The upgrades list on this home is as long as this lot! A complete overhaul was done on this bungalow - including new weeping tile, kitchen, 2 bathrooms, pantry, primary suite, fencing, you name it! The main floor greets you with a HUGE entertaining space with a 12' granite island! All hard wood cabinets, additional bar fridge, stylish walk-in pantry and with a powder room just down the hall. The wrap-around primary suite has a custom tiled shower with built in bench and niche, spacious closet and dual vanities. The basement has another big family room with gas fireplace, additional den/bedroom, storage space, 3 piece bathroom and designated laundry area. The yard is what sells this home - 0.76 of an acre of beautifully landscaped land with irrigation provided seasonally by the Town of Magrath. It's time to move to this peaceful town!

Built in 1947

## Essential Information

MLS® #	A2246537
Price	\$389,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,089
Acres	0.76



Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	157 S 1 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed August 8th, 2025

Days on Market 5

Zoning Residential

## **Listing Details**

Listing Office Grassroots Realty Group

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