

# \$499,000 - 365 S 5 Street W, Magrath

MLS® #A2252993

**\$499,000**

6 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 3.00 Acres

NONE, Magrath, Alberta

Looking for an acreage on the edge of town? This 3-acre property on the southwest side of Magrath has plenty of space and potential, featuring 3 bedrooms and 1.5 baths on the main floor plus 3 more bedrooms and a full bath in the basement. Inside you'll find a large living room, spacious dining area, and a fantastic kitchen with room for a huge island, along with a pantry and a versatile nook that could serve as extra storage or a folding station by the laundry. The basement includes a big family room and 2 storage rooms, while many updates over the past 10 years including shingles, windows, vinyl siding, furnace, water tank, flooring, and paint make it move-in ready with room to add your own touch. Outside there's space for a garage or shop, seasonal irrigation with 7 spigots, and even the option to subdivide, making this a property you'll want to check out!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252993  |
| Price          | \$499,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,792     |
| Acres          | 3.00      |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1980                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 365 S 5 Street W |
| Subdivision | NONE             |
| City        | Magrath          |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 1J0          |

### Amenities

|         |                               |
|---------|-------------------------------|
| Parking | Off Street, RV Access/Parking |
|---------|-------------------------------|

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s), Double Vanity |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener     |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Wood Burning Stove                                                         |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                        |
| Lot Description   | Back Yard, Front Yard, Corner Lot, Few Trees, Seasonal Water |
| Roof              | Asphalt                                                      |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 63                  |

ZoningCountry Residential

Listing Details

Listing OfficeSUTTON GROUP - LETHBRIDGE

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