

\$425,000 - 122 S 3 Street W, Magrath

MLS® #A2257719

\$425,000

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.29 Acres

NONE, Magrath, Alberta

Welcome to this beautifully updated 5 bedroom, 2.5 bathroom home that perfectly blends modern upgrades with thoughtful design. The main level features 3 bedrooms, including a primary with a convenient 2 piece ensuite, along with an additional 4 piece bathroom. Upstairs renovations include fresh paint, updated light fixtures in the bedrooms, the removal of dated popcorn ceilings, and brand new bathrooms throughout. The kitchen has been refreshed with a new faucet, sleek black cabinet hardware, and recently replaced fridge and dishwasher, with a new hood fan on the way. A new front living room window has been installed. The lower level offers 2 additional bedrooms, a full 3 piece bathroom, and a stylishly finished living space where the natural beams add character. The basement has been fully redone with new flooring, trim, paint, and electrical. All windows were replaced in 2023, and the home benefits from a new furnace, hot water tank, sump pump, and roof from the same year. The electrical panel has been grandfathered in, has passed inspection, and the home is wired for A/C. Plumbing has been updated throughout home. Outside, the beautifully landscaped yard is designed for both function and relaxation, featuring a new patio and a greenhouse. The large driveway offers space for up to 6 vehicles and an RV, with the potential to add a garage. Built in drainage ensures water is well managed. With so many upgrades completed, this move-in-ready home offers both comfort



and value for years to come.

Built in 1966

Essential Information

MLS® #	A2257719
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.29
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	122 S 3 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	6
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	September 16th, 2025
Days on Market	51
Zoning	Residential

Listing Details

Listing Office	SUTTON GROUP - 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.