

# \$260,000 - 60n 2 Street W, Magrath

MLS® #A2204984

## \$260,000

2 Bedroom, 1.00 Bathroom, 917 sqft

Residential on 0.60 Acres

NONE, Magrath, Alberta

Home is where the heart is and so much love has gone into this home making it perfect for someone to move in and make it their own! Fresh paint throughout, new window treatments, a completely renovated bathroom (including new flooring, tile, vanity, toilet, faucets, and shelving), and a new tiled wall in the kitchen along with a new fridge, hood fan, a newer stove and a new faucet. The home still has its original character with wood trim and doors, crown mould, a cozy window seat, a separate front entrance, and so much more. There is a basement perfect for storage and a partial crawl space perfect for even more storage! The yard is AMAZING with so much space. It has garden boxes in place all ready to go, a shed in the back with a chicken coop attached, a fire pit to enjoy the summer evenings, trees for shade, and an older single detached garage for more storage or a workshop. This is a must see, come check it out!

Built in 1940

## Essential Information

MLS® #	A2204984
Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	917



Acres	0.60
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	60n 2 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Single Garage Detached, Gravel Driveway
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Sump Pump(s), Crown Molding
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Garden, Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Seasonal Water
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	8

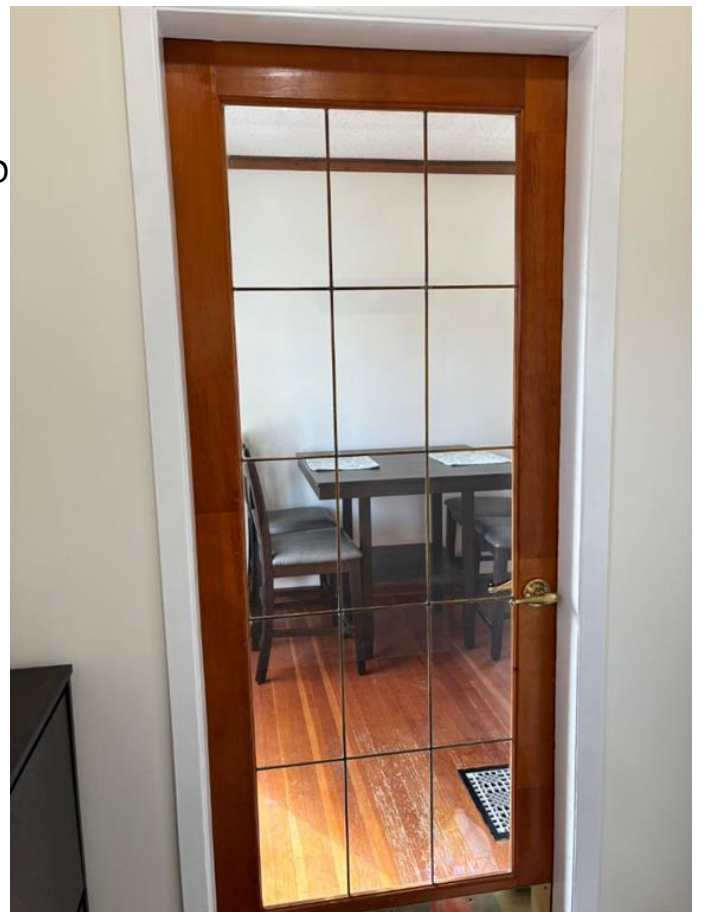
Zoning

Residential

**Listing Details**

Listing Office

SUTTON GROUP - LETHBRID



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.