

# \$275,000 - 120 N 1 Street W, Magrath

MLS® #A2212663

**\$275,000**

3 Bedroom, 1.00 Bathroom, 1,247 sqft

Residential on 0.19 Acres

NONE, Magrath, Alberta

Discover the perfect blend of timeless charm and modern updates in this beautifully renovated 3-bedroom, 1-bathroom home, nestled in the heart of Magrath—just a short 20-minute drive from Lethbridge. From the moment you arrive, the home's incredible curb appeal and classic character invite you in. Inside, no detail has been overlooked. This home has been thoughtfully renovated top to bottom, featuring rich new hardwood floors, upgraded plumbing and electrical, elegant crown moulding, fresh contemporary paint, and brand-new windows and doors! The fully renovated bathroom adds a touch of luxury, while the spacious front entry offers practical space for coats, boots, and everything life brings through the door. The kitchen is both functional and full of potential, with ample room to add an island or create a cozy eat-in space—flowing seamlessly into a formal dining room perfect for hosting! Step outside to a fully fenced, oversized backyard framed by mature trees, offering privacy, shade, and room to play, garden, or entertain. This home is a rare gem—modernized for today's lifestyle while retaining the character that makes it truly special. Located in the welcoming and family-friendly community of Magrath, known for its strong sense of community and incredible people, this is more than just a house—it's a place to call home! Call your REALTOR® and book your showing today!



Built in 1940

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212663    |
| Price          | \$275,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,247       |
| Acres          | 0.19        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 120 N 1 Street W |
| Subdivision | NONE             |
| City        | Magrath          |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 1J0          |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | Built-in Features |
| Appliances        | None              |
| Heating           | Forced Air        |
| Cooling           | None              |
| Basement          | None              |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Storage             |
| Lot Description   | Standard Shaped Lot |
| Roof              | Metal               |

|              |                 |
|--------------|-----------------|
| Construction | Metal Frame     |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 18               |
| Zoning         | R1               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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