

\$350,000 - 35 S 2 Street E, Magrath

MLS® #A2233080

\$350,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.24 Acres

NONE, Magrath, Alberta

This charming home offers plenty of space and features to enjoy. Outside, you'll find a beautiful front deck and yard, as well as a spacious back deck overlooking a backyard complete with a garden, fire pit, large tree, and storage shed. Inside, the main floor has three bedrooms, a 4-piece bathroom, a dining room, a kitchen, and a spacious family room. The fully finished basement adds even more living space, featuring an additional bedroom, another 4-piece bathroom, two large family rooms, and two storage rooms. Located in a fantastic area of Magrath, this home is close to schools, parks, the swimming pool, ice rink, pickleball/tennis courts, and sports fields.

Built in 1978

Essential Information

MLS® # A2233080

Price \$350,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,040

Acres 0.24

Year Built 1978

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



Community Information

Address	35 S 2 Street E
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Chandelier, Closet Organizers, Storage, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	67
Zoning	Residential R1

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.