

\$535,000 - 73n 2a Street, Magrath

MLS® #A2263041

\$535,000

4 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.21 Acres

NONE, Magrath, Alberta

Welcome to Magrath â€” where small-town charm meets peaceful, spacious living! Just 30 minutes from Lethbridge and about an hour from Waterton and the mountains, this home offers the perfect blend of comfort, space, and community.

Inside, youâ€™ll find a bright main floor with three bedrooms, main-floor laundry, and an inviting open-concept kitchen, dining, and living area featuring a cozy gas fireplace. Whether youâ€™re hosting or enjoying a quiet evening at home, this space feels warm and welcoming.

The finished basement adds versatility with a large family room, fourth bedroom, full bathroom, and the potential for a fifth bedroom, office, or home gym.

Set on an extra-large lot, thereâ€™s room to relax, garden, or play â€” plus a double heated garage and outdoor storage for all your projects and hobbies.

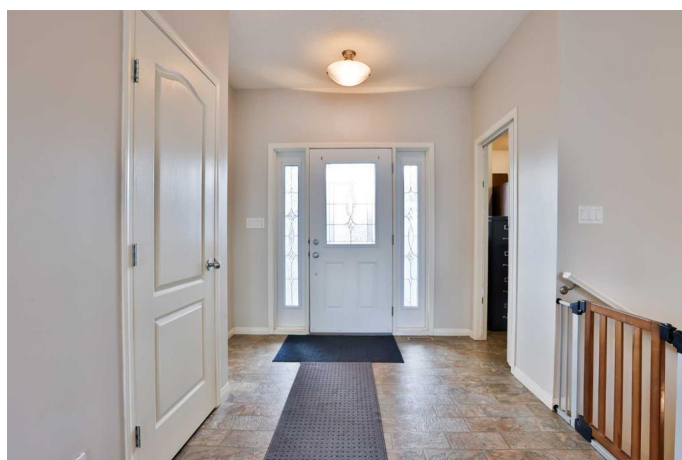
If youâ€™re looking for a move-in ready home in a peaceful community where youâ€™ll truly love where you live, this is the one to see.

Built in 2008

Essential Information

MLS® #

A2263041



Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,723
Acres	0.21
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	73n 2a Street
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K1J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
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Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Residential

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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