

# \$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	21
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group
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