# \$449,900 - 129 W 2 Avenue N, Magrath

MLS® #A2220881

### \$449,900

5 Bedroom, 3.00 Bathroom, 1,096 sqft Residential on 0.18 Acres

NONE, Magrath, Alberta

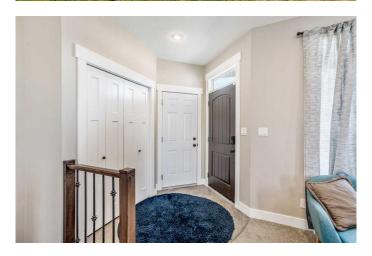
Built in 2017, this expertly designed bungalow is the perfect family home located in the welcoming community of Magrath. Featuring an attached two-car garage with separate bays and a full concrete driveway, this home combines practicality with modern comfort. Inside, the main floor boasts 9-foot ceilings and an open-concept layout, including a spacious kitchen with a walk-in pantry, ample cupboard and counter space, a large island, stainless steel appliances, ceramic tile and mosaic backsplash, and durable vinyl panel flooring throughout the kitchen and dining areas. The cozy living room is carpeted, creating a warm and inviting space for relaxing.

There are two bedrooms and two full bathrooms on the main floor, including a beautiful primary suite with a large window, walk-in closet, and full ensuite bath. The fully finished basement adds even more living space with three additional bedroomsâ€"two with standard closets and one with a walk-inâ€"as well as a full bathroom, a large family room with plenty of natural light, a spacious laundry area, hallway storage, a linen closet, and the mechanical room.

This home stays warm in the winter with an efficient furnace and cool in the summer thanks to a high-performance air conditioning system. Appliances are from December 2024 and comes with extended warranty. Recent







upgrades include a new subpanel in the garage, two new 220V outlets for electric vehicle charging, and a new shed for added storage. The front yard features a covered porch and resilient sod, while the backyard offers a nice deck for outdoor living and entertaining.

Located on a fully paved street near parks and walking trails, this home offers all the benefits of small-town living with convenient access to local amenities and an ideal commute to Lethbridge. A truly move-in-ready home in a wonderful neighborhoodâ€"perfect for growing families.

#### Built in 2017

### **Essential Information**

MLS® # A2220881 Price \$449,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,096 Acres 0.18 Year Built 2017

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 129 W 2 Avenue N

Subdivision NONE
City Magrath

County Cardston County

Province Alberta
Postal Code T0K 1J0

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open

Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other, Rain Gutters

Lot Description Back Yard, Front Yard, Lawn

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 14th, 2025

Days on Market 39

Zoning Residential

### **Listing Details**

Listing Office REAL BROKER

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