

# \$365,000 - 139 West Harker Avenue, Magrath

MLS® #A2229669

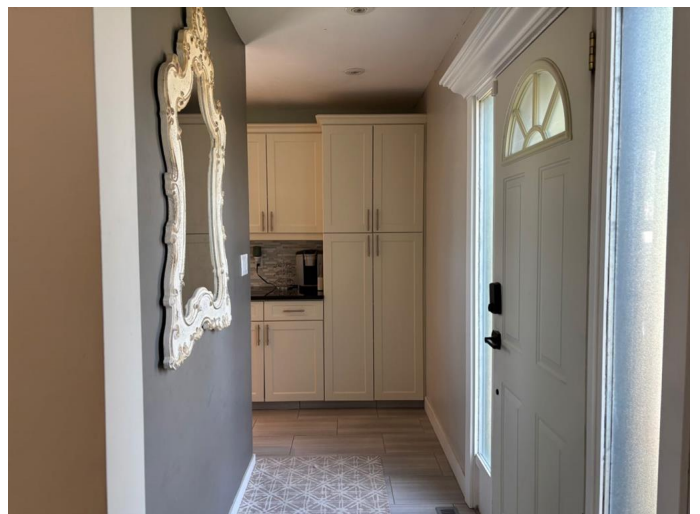
**\$365,000**

4 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.22 Acres

NONE, Magrath, Alberta

Discover this beautifully renovated home located in the heart of Magrath, Alberta. Featuring 4 bedrooms and 2 bathrooms, this property has undergone numerous high-quality upgrades that enhance both comfort and functionality. Recent improvements include a new furnace and ductwork, hot water tank, air conditioning, and fully updated plumbing throughout the home, including new sewer and water lines. The basement has been completely gutted and added new insulation, drywall, and a redesigned layout. The kitchen is outfitted with all new appliances (excluding the microwave), offering a modern and efficient space for daily living. The fully fenced backyard features a brand new deck, ideal for entertaining or enjoying quiet outdoor moments in privacy. Additional exterior upgrades include a new fence. This home offers flexibility for various living arrangements. Whether you're looking for a family residence or a potential income property, this home fits the bill. The basement includes rough ins for water in the family room, providing the opportunity to add a secondary suite with the installation of an up flush system and additional electrical work. The attached garage currently has a leaking roof and is not fully functional, but it has strong potential to be restored with repairs. The property also features alley access to a side parking pad and the garage on the west side of the home, along with ample off street parking available on the street median. Conveniently located



next to Magrath Town Hall, this home is a must see for buyers looking for space, versatility, and recent upgrades in a charming small town setting.

Built in 1940

**Essential Information**

MLS® #	A2229669
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.22
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	139 West Harker Avenue
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

**Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Built-in Features, Closet Organizers, Storage, Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	11
Zoning	Residential

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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