

# \$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.

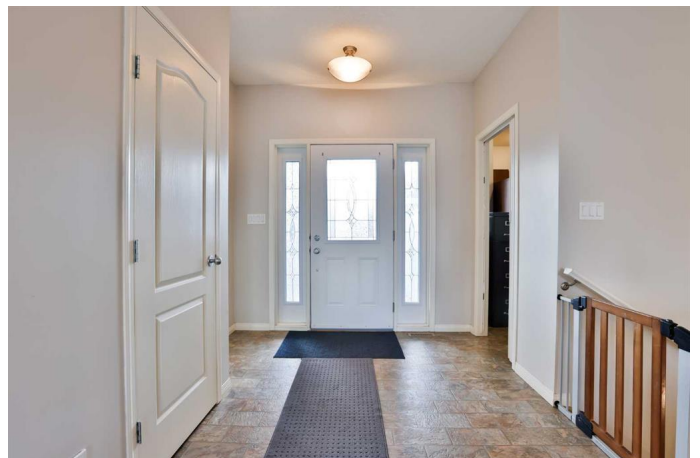
If youâ€™re looking for a move-in ready home in a peaceful community where youâ€™ll truly love where you live, this is the one to see.

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 |
|-------------------|-----------------------|

|                 |                           |
|-----------------|---------------------------|
| 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 | 18                |
| Zoning         | Residential       |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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