

# \$549,900 - 73n 2a Street, Magrath

MLS® #A2209238

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,723 sqft  
Residential on 0.21 Acres

NONE, Magrath, Alberta

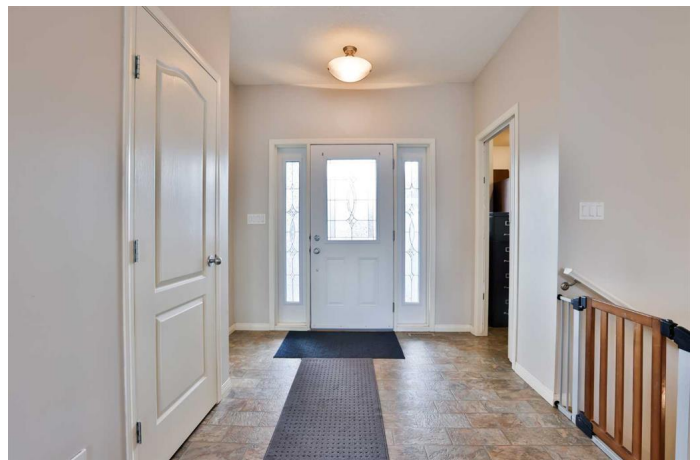
Welcome to Magrath—where small-town charm meets spacious living! Just 30 minutes from Lethbridge and about a 1-hour scenic drive to Waterton and the mountains, this move-in ready home is perfect for families, downsizers, or anyone looking for comfort, functionality, and quiet surroundings.

Inside, you'll find 4 bedrooms, including 3 on the main floor, plus main floor laundry and a bright, open-concept kitchen, dining, and living area featuring a cozy gas fireplace. Whether you're hosting or enjoying a quiet evening at home, this space feels warm and welcoming.

The finished basement offers tons of flexibility with a huge family room, another bedroom, and the potential for a 5th bedroom, home office, gym, or hobby room—whatever suits your needs.

Outside, the extra-large lot gives you plenty of space to enjoy, and includes a double heated garage and additional outdoor storage. Whether it's parking, projects, or play—you've got room for it all here.

If you're looking for a home that's move-in ready, in a peaceful and serene neighborhood, with quick access to both city amenities and nature escapes, this might be the one for you. Check out the photos and virtual tour—you just might find this home



checks all the boxes!

Built in 2008

### **Essential Information**

MLS® #	A2209238
Price	\$549,900
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	April 7th, 2025
Days on Market	74
Zoning	Residential

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.