

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

MLS® #A2220881

**\$449,900**

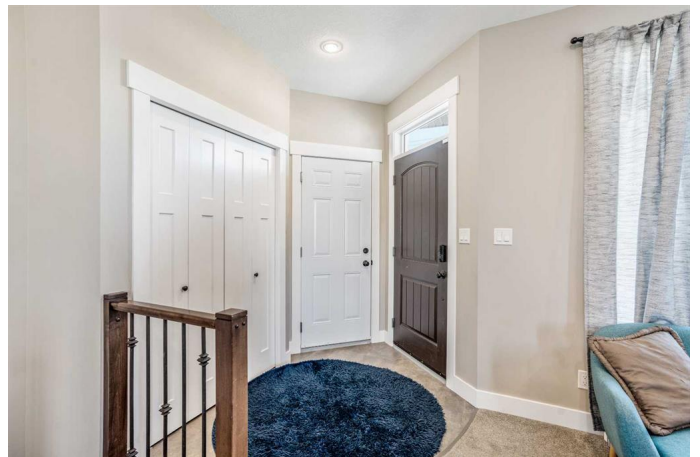
5 Bedroom, 3.00 Bathroom, 1,096 sqft  
Residential on 0.18 Acres

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 bedrooms—two with standard closets and one with a walk-in—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	48
Zoning	Residential

## Listing Details

Listing Office	REAL BROKER
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