

# \$575,000 - 119 W 2 Avenue N, Magrath

MLS® #A2221323

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,527 sqft  
Residential on 0.18 Acres

NONE, Magrath, Alberta

Beautiful Bungalow in Magrath – Just 20 Minutes from Lethbridge! Welcome to this stunning bungalow-style home in the friendly town of Magrath, offering the perfect blend of comfort, style, and practicality. Whether you're raising a family or looking to downsize, this thoughtfully designed home has it all. You'll be impressed from the moment you arrive, with eye-catching hardiboard siding, a welcoming front porch, and a spacious back deck (with natural gas hook up) that looks out onto your fully fenced backyard that's a green thumb's dream! The walk out basement features a bright solarium – ideal for relaxing or entertaining in any season or growing plants! Inside, the home features 5 bedrooms and 3 full bathrooms, with an open and functional layout perfect for daily living and hosting. The main living areas boast durable, low-maintenance vinyl plank flooring, providing both beauty and practicality for busy households. The chef-inspired kitchen includes a large quartz island, quartz countertops, a gas stove, and sleek stainless steel appliances. Gather around the cozy, wood burning fireplace in the living room and enjoy perks like the ease of main floor laundry. Retreat to the luxurious primary suite, complete with a spa-like ensuite featuring double vanities, a walk in shower, and beautiful tile. The walk-in closet includes custom built-in shelving to keep everything organized and within reach. The fully finished walkout basement offers even more space and



functionality with in floor heat, a large family room, three additional bedrooms, a full bathroom with double vanity, and an impressive bunker-style storage roomâ€”perfect for a home office, craft area, theatre room, or extra storage. Outside the fully fenced yard has under ground sprinklers in both the front and the back yard, sheds and a greenhouse making it perfect for gardening, kids, or pets, and provides a peaceful outdoor space to enjoy. This well-maintained bungalow is ideal for families, retirees, or anyone looking for a functional and stylish home with the benefits of low-maintenance finishes and small-town livingâ€”just 20 minutes from Lethbridge. Donâ€™t miss your chance to see this beautiful homeâ€” call your REALTORÂ® and book your private tour today!

Built in 2018

**Essential Information**

MLS® #	A2221323
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,527
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	119 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	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	ICF Block

### Additional Information

Date Listed	June 12th, 2025
Days on Market	8
Zoning	R1

### Listing Details

Listing Office	Grassroots Realty Group
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