

# \$669,900 - 280 1 Avenue N, Magrath

MLS® #A2217851

**\$669,900**

6 Bedroom, 5.00 Bathroom, 2,608 sqft

Residential on 0.20 Acres

NONE, Magrath, Alberta

This stunning two-story residence offers the perfect blend of space, comfort, and style with over 2,600 sq. ft. of thoughtfully designed living space, plus a fully developed 1,200+ sq. ft. basement. With 6 spacious bedrooms, 4 full bathrooms, and a half bath, this home is ideal for growing families or those who love to host. Step through the vaulted front entry and feel immediately at home. The main floor features a private home office, a cozy living room, a bright plant or piano room, and a convenient laundry area. At the heart of the home is a beautifully appointed, expansive kitchen that flows effortlessly into the sunlit dining and living areas—perfect for entertaining. Outside, the fully landscaped double lot is a true oasis. Enjoy mature trees, a stone patio, a fully fenced yard, and a hot tub for ultimate relaxation. Whether it's summer barbecues or quiet evenings under the stars, this backyard is built for making memories. Practicality meets luxury with an attached oversized heated double garage, ample parking, an exterior RV power outlet, central A/C, and a storage shed for added convenience. This exceptional property offers the perfect combination of small-town charm and modern living. Don't miss your chance to make this stunning Magrath home yours!

Built in 2009

## Essential Information



MLS® #	A2217851
Price	\$669,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,608
Acres	0.20
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	280 1 Avenue N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, 220 Volt Wiring, Gravel Driveway, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Masonite
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	26
Zoning	R1

## Listing Details

Listing Office	CUSTOM REAL ESTATE SOLUTIONS LTD
----------------	----------------------------------

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.