

# \$350,000 - 35 S 2 Street E, Magrath

MLS® #A2233080

## \$350,000

4 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.24 Acres

NONE, Magrath, Alberta

This charming home offers plenty of space and features to enjoy. Outside, you'll find a beautiful front deck and yard, as well as a spacious back deck overlooking a backyard complete with a garden, fire pit, large tree, and storage shed. Inside, the main floor has three bedrooms, a 4-piece bathroom, a dining room, a kitchen, and a spacious family room. The fully finished basement adds even more living space, featuring an additional bedroom, another 4-piece bathroom, two large family rooms, and two storage rooms. Located in a fantastic area of Magrath, this home is close to schools, parks, the swimming pool, ice rink, pickleball/tennis courts, and sports fields.

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233080    |
| Price          | \$350,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.24        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 35 S 2 Street E |
| Subdivision | NONE            |
| City        | Magrath         |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 1J0         |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Storage, Vinyl Windows        |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                              |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 58              |
| Zoning         | Residential R1  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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