

\$349,900 - 73 West 1st Avenue N, Magrath

MLS® #A2253884

\$349,900

3 Bedroom, 2.00 Bathroom, 2,408 sqft

Residential on 0.43 Acres

NONE, Magrath, Alberta

Embrace the peaceful charm of small-town living just minutes from the city in this spacious 2408 sq ft single level home, offering 3â€”possibly 4â€”bedrooms, 2 full bathrooms, and an incredible renovated bonus living space. With two kitchensâ€”including a newly outfitted rustic-style second kitchenâ€”this property offers exciting revenue potential. Nestled on nearly half an acre, the outdoor features are just as impressive: a covered patio, above-ground pool, horseshoe pits, greenhouse, garden beds, shed, workshop, and ample off-street parking. Solar panels add eco-conscious value, making this versatile retreat a rare find for comfort, potential income, and lifestyle.

Built in 1926

Essential Information

MLS® #	A2253884
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,408
Acres	0.43
Year Built	1926
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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Community Information

Address	73 West 1st Avenue N
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Pellet Stove
Basement	None

Exterior

Exterior Features	Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	R

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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