

\$675,000 - 41 E 3 Avenue N, Magrath

MLS® #A2212331

\$675,000

5 Bedroom, 4.00 Bathroom, 2,017 sqft

Residential on 0.19 Acres

NONE, Magrath, Alberta

Discover the perfect blend of style, space, and functionality in this beautifully designed 1.5 storey home, located in the thriving community of Magrath. One of the standout features is the 928 sq/ft heated double attached garage with convenient drive-thru access—offering parking options at both the front and back of the property. There's even additional drive-thru parking on the west side of the home for extra flexibility. Step out back to enjoy a spacious deck, partially covered for year-round use—ideal for entertaining or relaxing. Inside the home features vaulted ceilings over 9 feet high, enhancing the open feel of the stunning main living area. You'll love the generous layout, including spacious bedrooms, a large family room, and thoughtful touches throughout. Functionality meets comfort with plenty of well-planned storage, including a versatile basement storage room that could easily be transformed into a home gym or games room. Every detail in this home has been carefully considered to maximize comfort and practicality. Don't miss this amazing opportunity to own a quality-built home. Come see for yourself all that this home has to offer!

Built in 2025

Essential Information

MLS® # A2212331

Price \$675,000



| | |
|----------------|-------------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,017 |
| Acres | 0.19 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 41 E 3 Avenue N |
| Subdivision | NONE |
| City | Magrath |
| County | Cardston County |
| Province | Alberta |
| Postal Code | T0K 1J0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Alley Access, Concrete Driveway, Double Garage Attached, Drive Through, Garage Door Opener, Heated Garage, Off Street, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Front |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 14 |
| Zoning | Residential R1 |

Listing Details

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

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