

# \$750,000 - 24 N 2a Street E, Magrath

MLS® #A2236266

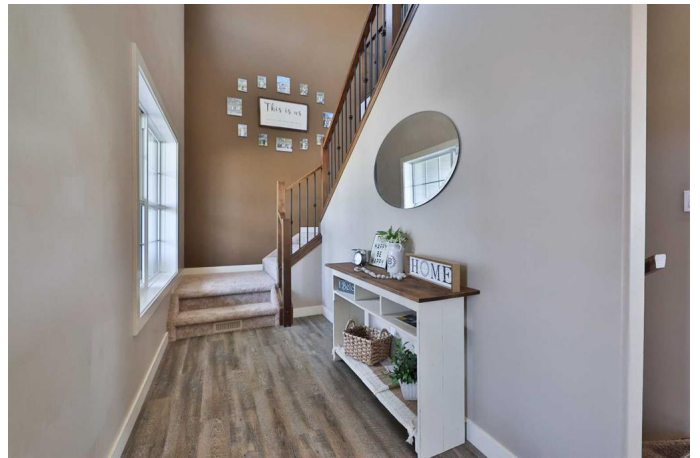
## \$750,000

7 Bedroom, 4.00 Bathroom, 3,241 sqft

Residential on 0.42 Acres

NONE, Magrath, Alberta

Welcome to small town living at its finest! This stunning home in the heart of Magrath offers the perfect blend of space, comfort, and convenience—all just a short drive from Lethbridge. With over 3,000 sq ft above grade, this one-owner home was built in 2015 and has all the room your family could ever need. Step inside and you'll instantly love the oversized main floor, featuring a beautiful kitchen with tons of counter space, a huge island with seating, and plenty of storage. The open-concept kitchen, dining, and living area is perfect for gathering with friends and family, while large windows let in loads of natural light and offer peaceful views of the backyard. Need a home office or client space? There's a perfectly placed office right off the front door! Off the garage, you'll find a massive mudroom complete with lockers, benches, an island for extra workspace, and even more storage—plus a convenient half bath. Upstairs, the spacious primary suite is a true retreat with a separate tub and shower, private toilet room, lots of vanity space, and a walk-in closet. Three more bedrooms, a full bathroom, and laundry (no more hauling clothes up and down stairs!) round out the second floor. Don't forget about the amazing bonus room over the garage—it's currently set up as a theatre room, but the options are endless! The basement features in-floor heat, three additional bedrooms, a full bath, a huge family room, and tons of storage. Because the basement is nice and bright with large



windows, it doesn't feel like a basement at all. Outside, enjoy a beautifully landscaped, fully fenced backyard complete with fruit trees and a large deck that's just waiting for your quiet mornings or evening BBQs.

There's a double attached garage with extra storage space, plus a roomy driveway and roundabout out front—no shortage of parking here.

This home truly has it all—space, light, storage, and thoughtful design—inside and out. Come see why life in Magrath might just be the perfect move for you!

Built in 2015

### Essential Information

MLS® #	A2236266
Price	\$750,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,241
Acres	0.42
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	24 N 2a Street E
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office	Grassroots Realty Group
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