

# \$330,000 - 36 W Harker Avenue, Magrath

MLS® #A2247234

## \$330,000

3 Bedroom, 2.00 Bathroom, 1,360 sqft  
Residential on 0.18 Acres

NONE, Magrath, Alberta

A great opportunity to own this fantastic home right close to the schools in Magrath! The home has a large kitchen/dining/living area with lots of room to work and entertain. There are two bedrooms and one bathroom on the main floor. The main bathroom was renovated 2 years ago including a walk-in shower and sliding barn door for easy accessibility. Above the garage is the primary bedroom with a walk-in closet and a 3 piece ensuite which is in the process of being renovated. The laundry is just off the kitchen and the back entrance to the garage. Not only does the home have a single attached garage but has a carport as well! The home is heated with radiant heat. The water tank was replaced in 2018 and the boiler has been maintained. In 2020 new shingles and metal were installed on the roof and a new deck was built off the back of the house. There is also a "dirty Kitchen" for outside cooking and another shed for storage. Picture sitting under the gazebo on the deck looking out into the beautiful fenced in private yard! This is a must see, come check it out!

Built in 1959

## Essential Information

MLS® #	A2247234
Price	\$330,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,360
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	36 W Harker Avenue
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached, Attached Carport
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan, Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Radiant
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Seasonal Water
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Residential

### **Listing Details**

Listing Office            SUTTON GROUP - LETHBRIDGE

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