

\$364,900 - 253 W 4 Avenue S, Magrath

MLS® #A2258478

\$364,900

4 Bedroom, 2.00 Bathroom, 987 sqft
Residential on 0.28 Acres

NONE, Magrath, Alberta

This charming 4 bedroom, 2 bathroom home is set on a beautifully landscaped yard with mature trees, including fruit trees. A lovely arch covered in greenery welcomes you to the front door. Inside, the main level features 3 bedrooms and 1 bathroom, while the lower level offers an additional bedroom and bathroom. The basement provides plenty of storage with 3 separate rooms, one currently used as a workshop but easily converted into a spacious family room with its two windows and generous layout. Laundry is upstairs in a bedroom but there is plenty of space in the basement for laundry if needed. Recent updates include a new roof last year, a new bay window and exterior doors. The backyard is complete with a large deck, perfect for entertaining or relaxing outdoors.

Built in 1970

Essential Information

MLS® #	A2258478
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.28
Year Built	1970
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	253 W 4 Avenue S
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Parking Pad

Interior

Interior Features	Closet Organizers, Jetted Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2

Zoning Residential R1

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.