

# \$669,900 - 280 1 Avenue N, Magrath

MLS® #A2217851

**\$669,900**

6 Bedroom, 5.00 Bathroom, 2,608 sqft

Residential on 0.20 Acres

NONE, Magrath, Alberta

This stunning two-story residence offers the perfect blend of space, comfort, and style with over 2,600 sq. ft. of thoughtfully designed living space, plus a fully developed 1,200+ sq. ft. basement. With 6 spacious bedrooms, 4 full bathrooms, and a half bath, this home is ideal for growing families or those who love to host. Step through the vaulted front entry and feel immediately at home. The main floor features a private home office, a cozy living room, a bright plant or piano room, and a convenient laundry area. At the heart of the home is a beautifully appointed, expansive kitchen that flows effortlessly into the sunlit dining and living areas—perfect for entertaining. Outside, the fully landscaped double lot is a true oasis. Enjoy mature trees, a stone patio, a fully fenced yard, and a hot tub for ultimate relaxation. Whether it's summer barbecues or quiet evenings under the stars, this backyard is built for making memories. Practicality meets luxury with an attached oversized heated double garage, ample parking, an exterior RV power outlet, central A/C, and a storage shed for added convenience. This exceptional property offers the perfect combination of small-town charm and modern living. Don't miss your chance to make this stunning Magrath home yours!

Built in 2009

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2217851    |
| Price          | \$669,900   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,608       |
| Acres          | 0.20        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 280 1 Avenue N  |
| Subdivision | NONE            |
| City        | Magrath         |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 1J0         |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | Full  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Storage                |
| Lot Description   | Back Yard, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Masonite                   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 48            |
| Zoning         | R1            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | CUSTOM REAL ESTATE SOLUTIONS LTD |
|----------------|----------------------------------|

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