

# \$389,000 - 157 S 1 Street W, Magrath

MLS® #A2246537

## \$389,000

2 Bedroom, 3.00 Bathroom, 1,089 sqft

Residential on 0.76 Acres

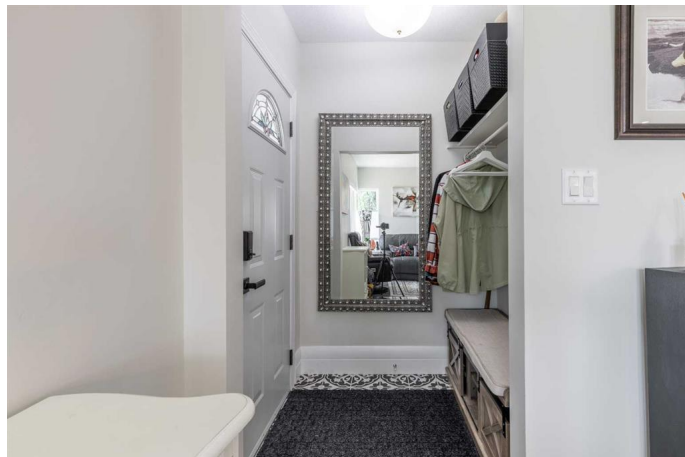
NONE, Magrath, Alberta

The upgrades list on this home is as long as this lot! A complete overhaul was done on this bungalow - including new weeping tile, kitchen, 2 bathrooms, pantry, primary suite, fencing, you name it! The main floor greets you with a HUGE entertaining space with a 12' granite island! All hard wood cabinets, additional bar fridge, stylish walk-in pantry and with a powder room just down the hall. The wrap-around primary suite has a custom tiled shower with built in bench and niche, spacious closet and dual vanities. The basement has another big family room with gas fireplace, additional den/bedroom, storage space, 3 piece bathroom and designated laundry area. The yard is what sells this home - 0.76 of an acre of beautifully landscaped land with irrigation provided seasonally by the Town of Magrath. It's time to move to this peaceful town!

Built in 1947

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246537  |
| Price          | \$389,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,089     |
| Acres          | 0.76      |



|            |             |
|------------|-------------|
| Year Built | 1947        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 157 S 1 Street W |
| Subdivision | NONE             |
| City        | Magrath          |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 1J0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer                                                   |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                         |
| Construction      | Composite Siding, Wood Frame                            |
| Foundation        | Block                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | Residential      |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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