

\$425,000 - 122 S 3 Street W, Magrath

MLS® #A2257719

\$425,000

5 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.29 Acres

NONE, Magrath, Alberta

This 5 bedroom 2.5 bathroom home has been thoughtfully renovated and features 3 bedrooms and 1.5 baths on the main level, plus 2 additional bedrooms and a full bathroom in the basement. Recent upgrades include a new roof in 2023, along with a new furnace and water tank. The old popcorn ceilings were replaced with beautiful flat ceilings, the walls received a fresh coat of paint, and the basement went from undeveloped to amazing! The owners are awaiting the final renovation permit for the basement, where they will also be finishing the beams. A new living room window will be installed as well. Outside, you will enjoy the nice yard and patio, perfect for relaxing or entertaining, making this home truly move in ready.

Built in 1966

Essential Information

MLS® #	A2257719
Price	\$425,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.29
Year Built	1966



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	122 S 3 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	September 16th, 2025
Days on Market	7
Zoning	Residential

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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