

# \$750,000 - 24 N 2a Street E, Magrath

MLS® #A2236266

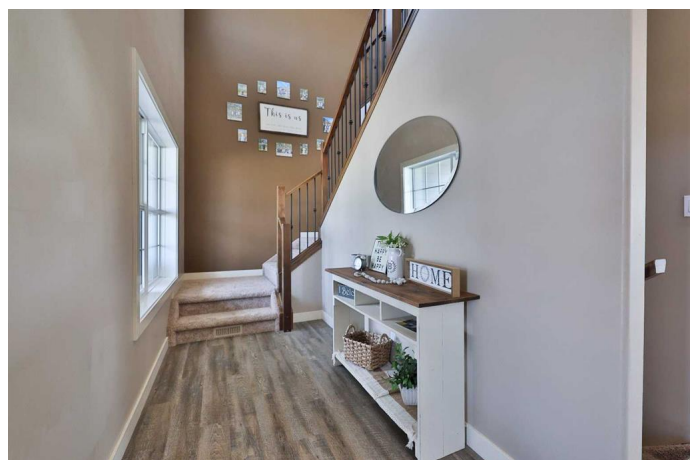
**\$750,000**

7 Bedroom, 4.00 Bathroom, 3,241 sqft

Residential on 0.42 Acres

NONE, Magrath, Alberta

Welcome to small town living at its finest! This stunning home in the heart of Magrath offers the perfect blend of space, comfort, and convenience—all just a short drive from Lethbridge. With over 3,000 sq ft above grade, this one-owner home was built in 2015 and has all the room your family could ever need. Step inside and you'll instantly love the oversized main floor, featuring a beautiful kitchen with tons of counter space, a huge island with seating, and plenty of storage. The open-concept kitchen, dining, and living area is perfect for gathering with friends and family, while large windows let in loads of natural light and offer peaceful views of the backyard. Need a home office or client space? There's a perfectly placed office right off the front door! Off the garage, you'll find a massive mudroom complete with lockers, benches, an island for extra workspace, and even more storage—plus a convenient half bath. Upstairs, the spacious primary suite is a true retreat with a separate tub and shower, private toilet room, lots of vanity space, and a walk-in closet. Three more bedrooms, a full bathroom, and laundry (no more hauling clothes up and down stairs!) round out the second floor. Don't forget about the amazing bonus room over the garage—it's currently set up as a theatre room, but the options are endless! The basement features in-floor heat, three additional bedrooms, a full bath, a huge family room, and tons of storage. Because the basement is nice and bright with large



windows, it doesn't feel like a basement at all. Outside, enjoy a beautifully landscaped, fully fenced backyard complete with fruit trees and a large deck that's just waiting for your quiet mornings or evening BBQs.

There's a double attached garage with extra storage space, plus a roomy driveway and roundabout out front—no shortage of parking here.

This home truly has it all—space, light, storage, and thoughtful design—inside and out. Come see why life in Magrath might just be the perfect move for you!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236266    |
| Price          | \$750,000   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,241       |
| Acres          | 0.42        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 24 N 2a Street E |
| Subdivision | NONE             |
| City        | Magrath          |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 1J0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Storage                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, In Floor                                                                                            |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Storage             |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Composite Siding    |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 40             |
| Zoning         | R1             |

## Listing Details

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

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