



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**73N 2A Street
Magrath, Alberta**

MLS # A2209238



\$544,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,723 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Garage Heater, Electrical Rough in for Generator, Gas BBQ

Welcome to Magrath—where small-town charm meets spacious living! Just 30 minutes from Lethbridge and about a 1-hour scenic drive to Waterton and the mountains, this move-in ready home is perfect for families, downsizers, or anyone looking for comfort, functionality, and quiet surroundings. Inside, you’ll find 4 bedrooms, including 3 on the main floor, plus main floor laundry and a bright, open-concept kitchen, dining, and living area featuring a cozy gas fireplace. Whether you’re hosting or enjoying a quiet evening at home, this space feels warm and welcoming. The finished basement offers tons of flexibility with a huge family room, another bedroom, and the potential for a 5th bedroom, home office, gym, or hobby room—whatever suits your needs. Outside, the extra-large lot gives you plenty of space to enjoy, and includes a double heated garage and additional outdoor storage. Whether it’s parking, projects, or play—you’ve got room for it all here. If you’re looking for a home that’s move-in ready, in a peaceful and serene neighborhood, with quick access to both city amenities and nature escapes, this might be the one for you. Check out the photos and virtual tour—you just might find this home checks all the boxes!