



GRASSROOTS
REALTY GROUP

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

120 N 1 Street W
Magrath, Alberta

MLS # A2212663



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,247 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air

Floors: Hardwood

Roof: Metal

Basement: None

Exterior: Metal Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Discover the perfect blend of timeless charm and modern updates in this beautifully renovated 3-bedroom, 1-bathroom home, nestled in the heart of Magrath—just a short 20-minute drive from Lethbridge. From the moment you arrive, the home’s incredible curb appeal and classic character invite you in. Inside, no detail has been overlooked. This home has been thoughtfully renovated top to bottom, featuring rich new hardwood floors, upgraded plumbing and electrical, elegant crown moulding, fresh contemporary paint, and brand-new windows and doors! The fully renovated bathroom adds a touch of luxury, while the spacious front entry offers practical space for coats, boots, and everything life brings through the door. The kitchen is both functional and full of potential, with ample room to add an island or create a cozy eat-in space—flowing seamlessly into a formal dining room perfect for hosting! Step outside to a fully fenced, oversized backyard framed by mature trees, offering privacy, shade, and room to play, garden, or entertain. This home is a rare gem—modernized for today’s lifestyle while retaining the character that makes it truly special. Located in the welcoming and family-friendly community of Magrath, known for its strong sense of community and incredible people, this is more than just a house—it’s a place to call home! Call your REALTOR® and book your showing today!