

# \$523,900 - 365 S 5 St W, Magrath

---

MLS® #A2223080

**\$523,900**

6 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 3.00 Acres

NONE, Magrath, Alberta

Looking for an acreage on the outskirts of town? Check out this 3 acre property located at the southwest end of Magrath. Everything about this property is spacious and has so much potential! The home has 3 bedrooms and 1.5 baths on the main floor, and then 3 more bedrooms and 1 bath in the basement. It has a large separate living room, an ample sized dining room and a fantastic sized kitchen (imagine a huge Island!). There is a pantry area just off the kitchen and another nook off the other side which might be great for another pantry or maybe a folding station off the laundry. The family room downstairs has plenty of room for everyone and the basement also has 2 storage rooms. Many updates have been done to the home over the past 10 years including shingles, windows, vinyl siding, furnace, water tank, flooring, paint, and much more! There is room for more updates if wanted but is move in ready as well. Want a garage or a large shop? There is lot's of room for those! The property has seasonal irrigation with 7 spigots to help keep it watered. Whether you want the place to yourself or maybe want to subdivide come check it out and see if it can work for you!

Built in 1980

## Essential Information

MLS® #                      A2223080

Price                        \$523,900



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	3.00
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	365 S 5 St W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### Amenities

Parking	RV Access/Parking, Off Street
---------	-------------------------------

### Interior

Interior Features	Double Vanity, Pantry, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Rain Gutters, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Few Trees, Seasonal Water
Roof	Asphalt Shingle

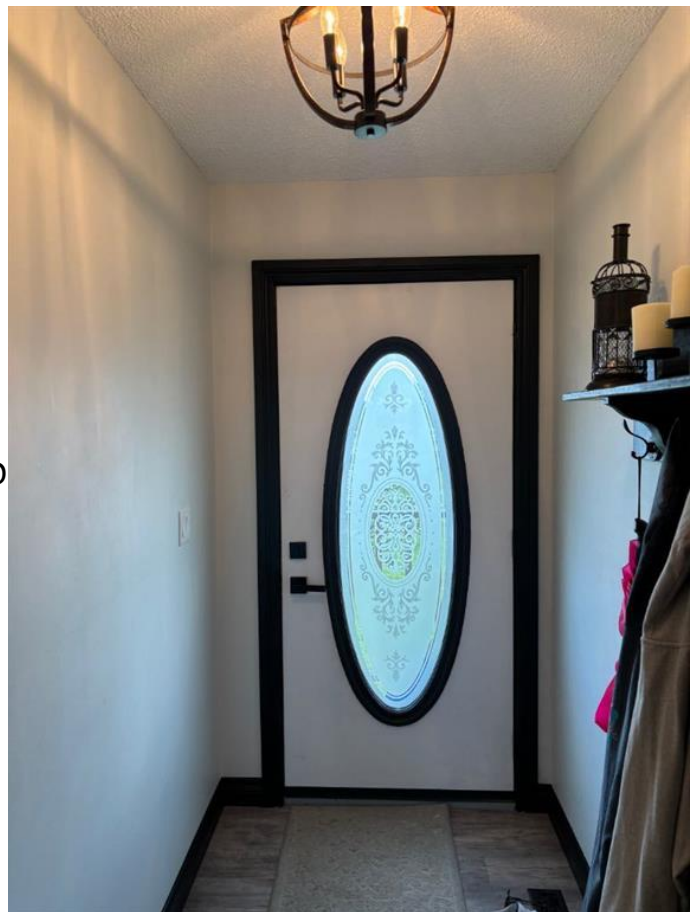
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	97
Zoning	Country Residential

### Listing Details

Listing Office	SUTTON GROUP - LETHBRID
----------------	-------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.