

# \$365,000 - 139 West Harker Avenue, Magrath

MLS® #A2229669

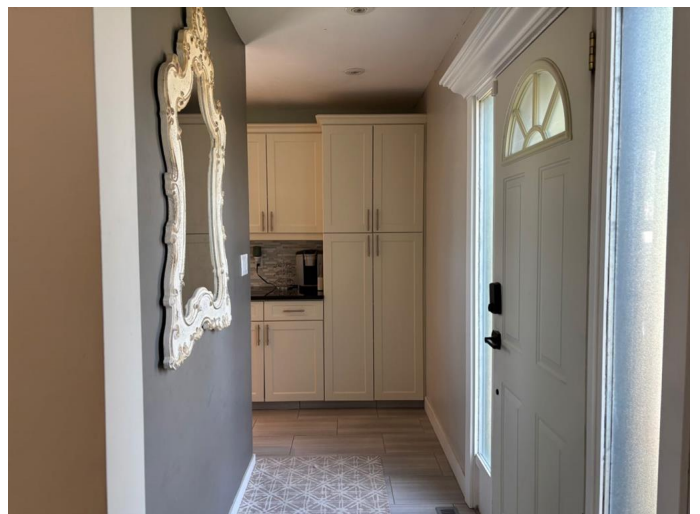
**\$365,000**

4 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.22 Acres

NONE, Magrath, Alberta

Discover this beautifully renovated home located in the heart of Magrath, Alberta. Featuring 4 bedrooms and 2 bathrooms, this property has undergone numerous high-quality upgrades that enhance both comfort and functionality. Recent improvements include a new furnace and ductwork, hot water tank, air conditioning, and fully updated plumbing throughout the home, including new sewer and water lines. The basement has been completely gutted and added new insulation, drywall, and a redesigned layout. The kitchen is outfitted with all new appliances (excluding the microwave), offering a modern and efficient space for daily living. The fully fenced backyard features a brand new deck, ideal for entertaining or enjoying quiet outdoor moments in privacy. Additional exterior upgrades include a new fence. This home offers flexibility for various living arrangements. Whether you're looking for a family residence or a potential income property, this home fits the bill. The basement includes rough ins for water in the family room, providing the opportunity to add a secondary suite with the installation of an up flush system and additional electrical work. The attached garage currently has a leaking roof and is not fully functional, but it has strong potential to be restored with repairs. The property also features alley access to a side parking pad and the garage on the west side of the home, along with ample off street parking available on the street median. Conveniently located



next to Magrath Town Hall, this home is a must see for buyers looking for space, versatility, and recent upgrades in a charming small town setting.

Built in 1940

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229669    |
| Price          | \$365,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 985         |
| Acres          | 0.22        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 139 West Harker Avenue |
| Subdivision | NONE                   |
| City        | Magrath                |
| County      | Cardston County        |
| Province    | Alberta                |
| Postal Code | T0K 1J0                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Storage, Vinyl Windows, Walk-In Closet(s), Wood Windows       |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Electric                 |
| Has Basement    | Yes                      |
| Basement        | Finished, Full           |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage                                   |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 16              |
| Zoning         | Residential     |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.