

# \$295,000 - 169 Harker Avenue W, Magrath

MLS® #A2196742

**\$295,000**

3 Bedroom, 1.00 Bathroom, 1,048 sqft  
Residential on 0.31 Acres

NONE, Magrath, Alberta

Check out this 1100 square foot property on a massive lot, in Magrath! This property has seen two additions over the years, including an extra living space and a double attached large garage. The backyard is a dream for those who love to garden. This price point is favorable to sell quickly. The home has both a roof and furnace less than 10 years old and central air conditioning. This home features 3 bedrooms and would be perfect for a young family looking to expand. Contact your favorite REALTOR® to book a showing!

Built in 1940

## Essential Information

MLS® #	A2196742
Price	\$295,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,048
Acres	0.31
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 169 Harker Avenue W



Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K1J0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Attached Carport
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	45
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
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