

# \$289,900 - 169 Harker Avenue W, Magrath

MLS® #A2196742

**\$289,900**

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

NONE, Magrath, Alberta

PRICE IMPROVEMENT! 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	\$289,900
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	66
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
----------------	------------------

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.