



**122 S 3 Street W
Magrath, Alberta**

MLS # A2306369



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.29 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RESI
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 122 S 3 St W in Magrath. A beautifully updated family home offering space, functionality, and an incredible lot in a quiet small-town setting. Situated on a generous 0.29-acre lot, this 5-bedroom, 3-bathroom home has seen extensive updates in the past two years including: the roof, furnace, hot water tank, many windows, and additional improvements completed in 2025, giving buyers peace of mind and move-in-ready comfort. The bright main floor features over 1200 sq ft of well-maintained living space with large windows that fill the home with natural light. The open kitchen and dining area create an inviting space for everyday living and entertaining, while the cozy front living room is perfect for relaxing at the end of the day. Three bedrooms are located on the main level, including a spacious primary bedroom with its own 2-piece ensuite. Downstairs, the newly renovated basement (2025) offers impressive 9+ foot ceilings, new foundation in 2023 and oversized windows that make the space feel bright and open: a rare feature in homes of this era. You’ll find two additional bedrooms, a large family/recreation space, a 3-piece bathroom, laundry, and excellent storage. Outside, the expansive yard offers endless potential for gardening, entertaining, kids, pets, or future projects. The large gravel driveway easily accommodates multiple vehicles, trailers, or an RV. This home combines thoughtful updates, functional space, and exceptional value — all in the welcoming community of Magrath. Contact your REALTOR today!