

# \$525,000 - 6 Centennial Place, Magrath

MLS® #A2208616

**\$525,000**

4 Bedroom, 3.00 Bathroom, 2,105 sqft

Residential on 0.26 Acres

NONE, Magrath, Alberta

Welcome to this beautiful home tucked away in a quiet cul-de-sac in the heart of Magrath just 20 minutes from the city of Lethbridge! This property boasts stunning curb appeal with its durable stucco siding and double attached garage and sits on a spacious, fully fenced lot. The backyard is truly a retreatâ€”featuring a fully fenced yard, lush, vibrant green grass kept pristine with underground sprinklers, and offering plenty of storage with two tent sheds and a garden shed. Whether youâ€™re relaxing on a summer day or hosting a barbecue, this outdoor space is ready to impress. Step inside and be greeted by an inviting and functional layout. The main floor offers a large dining room perfect for entertaining, a spacious living area, and a stylish kitchen complete with an island for extra prep space and seating. A handy back mudroom adds convenience, while a main-floor bedroom and full bathroom are perfect for guests or multi-generational living. Upstairs, you'll find a generous primary suite with a luxurious ensuite that includes a large soaking tub and walk-in shower. A bonus room on the second level provides great flexibilityâ€”perfect for a home office, playroom, or additional lounge space. Downstairs, the fully developed basement features in-floor heating for year-round comfort, along with a legal suite, ideal for extended family or rental potential! A walk-up basement exit adds privacy and accessibility. The heated garage also includes in-floor



heating, and central air conditioning throughout the home ensures comfort during warmer months. This home has it all—space, comfort, and thoughtful features throughout. Don't miss your chance to own this gem in a sought-after Magrath neighborhood! Call your REALTOR® and book your showing today!

Built in 2000

**Essential Information**

MLS® #	A2208616
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,105
Acres	0.26
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	6 Centennial Place
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Cul-De-Sac, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	7
Zoning	R-1

## Listing Details

Listing Office	Grassroots Realty Group
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