

# \$445,000 - 221023 Twp Rd 54, Magrath

MLS® #A2229223

## \$445,000

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 10.67 Acres

NONE, Magrath, Alberta

10.67 Acres just outside the Town of Magrath! This is a great opportunity to own a property close to what the community has to offer but still in the county. It is an older home but has had lots of upgrades and updates including all new plumbing, electrical on the main floor, a complete new kitchen including new insulation in the walls, a complete new bathroom and so much more. The upper level doesn't meet the RMS requirements but adds an extra 480 sq/ft and 3 bedrooms. The living room is currently being used as a bedroom and the dining room is currently being used a living room and one of the bedrooms upstairs is currently being used as a TV room. There is a basement under a portion of the home and it houses the furnace and water tank and is great for storage. The yard is beautiful with bushes and trees for privacy and shade. In a good year there might be a possible 18-23 bales of hay. There is a dugout for watering and a natural drainage ditch that runs through the property. There is so much potential for this beautiful acreage, come check it out!



## Essential Information

MLS® #	A2229223
Price	\$445,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	960
Acres	10.67
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	221023 Twp Rd 54
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed June 9th, 2025

Days on Market 14

Zoning Agriculture

### **Listing Details**

Listing Office SUTTON GROUP - LETHBRID



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.