



Anne French
Your REALTOR®
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225075 Twp Rd 55
Magrath, Alberta

MLS # A2285887



\$450,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,350 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	5.49 Acres		
Lot Feat:	No Neighbours Behind, Standard Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, window coverings, Horse shelter (negotiable), blue shed, kids playhouse and sandbox

Your own slice of heaven awaits!! Escape to the country with this beautiful 5.5-acre acreage located just five minutes from the town of Magrath and only 25 minutes from the city of Lethbridge. This charming property offers the perfect balance of privacy, space, and convenience, with three bedrooms, two full bathrooms, and plenty of room to enjoy the peaceful surroundings. The home features a large living room, a spacious primary bedroom with an ensuite bathroom, and a newer hot water tank for added peace of mind. Outside, you'll find a large storage shed, horse shelter, and a fun kids' playhouse and sandbox, along with a fenced pasture area ready horses or other animals. The acreage is serviced with town water, has a tin roof, and includes an only seven-year-old septic system. A large covered front porch provides the perfect spot to relax and take in the stunning views overlooking the town of Magrath and the surrounding fields. You don't want to miss this panoramic view!! Here you will also find the convenience of irrigation water! With several spigots around the property. This property offers endless potential for young families wanting room for their kids to roam or for couples looking to downsize and enjoy a quiet rural lifestyle. Acreages like this one are rare to find—come see this beautiful property for yourself with your REALTOR® today!