Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

Lot 3 Twp RD 53A RR 222 Magrath, Alberta

MLS # A2354831

$334,900

Division:	NONE
Lot Size:	9.85 Acres
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	Country Residential
Water:	-
Sewer:	-
Utilities:	-

INCREDIBLE MOUNTAIN VIEWS, BREATHTAKING SUNSETS, AND 10 ACRES OF ENDLESS POSSIBILITIES!! This is your opportunity to build the dream acreage you’ve always envisioned in an unbeatable location just 2 minutes from the town limits of Magrath and directly across from the beautiful Magrath Golf Course! Whether you're dreaming of a custom-built family home, a sprawling acreage with room for a shop, beautifully landscaped grounds, or simply wide-open spaces to enjoy country living, this incredible property offers the space and flexibility to bring your vision to life! With natural gas to the property, electricity to the property line, a municipal water hookup, and a 2-inch irrigation line ideal for underground sprinklers, watering your lawn, or maintaining your future landscaping, much of the groundwork is already in place! Imagine enjoying your morning coffee overlooking the stunning Rocky Mountains and spending your evenings watching spectacular Southern Alberta sunsets stretch across the prairie sky! You’ll love the peacefulness and privacy of acreage living while being just minutes from all the wonderful amenities Magrath has to offer, including schools, parks, a grocery store, local shops, restaurants, a beautiful golf course, walking trails, a fish pond, and recreational facilities! Plus, with Lethbridge only approximately 20 minutes away, you can enjoy the best of both worlds: quiet country living with city conveniences close by! Opportunities to own 10 acres in such a fantastic location don't come along every day! Bring your acreage dreams, your building plans, and your imagination! Call your favourite REALTOR® today and come walk this incredible property for yourself! Take in the breathtaking mountain views, experience the wide-open space, and see firsthand all the possibilities this amazing piece of land has to offer!!

Copyright (c) 2026 Anne French. Listing data courtesy of Grassroots Realty Group. Information is believed to be reliable but not guaranteed.