



GRASSROOTS
REALTY GROUP

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222041 RGE RD 52
Magrath, Alberta

MLS # A2267614



\$1,484,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,800 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	13.07 Acres		
Lot Feat:	Creek/River/Stream/Pond, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Country Residential/ Agri
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities, Soaking Tub, Vinyl Windows		

Inclusions: None

This 13.07 acres is well equipped to raise a family and have all the amenities. The home is very well planned out and has a beautiful view.