



GRASSROOTS
REALTY GROUP

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Lot 8
Magrath, Alberta

MLS # A2316678



\$299,900

Division: NONE

Lot Size: 7.58 Acres

Lot Feat: -

By Town: Magrath

LLD: 23-5-22-W4

Zoning: Country Residential

Water: Public

Sewer: -

Utilities: -

Discover an exceptional opportunity to build your dream home on this approximately 7.5-acre parcel located just outside the Town of Magrath and only moments from the Magrath Golf Course. Offering the perfect balance of country living and modern convenience, this property features both municipal water and irrigation water, and electricity and natural gas close by providing excellent flexibility for your future plans. Take in breathtaking panoramic views of the Rocky Mountains while enjoying the peace, privacy, and open space that only acreage living can provide. Whether you're envisioning a custom-built family home, a hobby farm, space for animals, or simply a quiet retreat with room to grow, this property offers endless possibilities. Enjoy the benefits of living just minutes from Magrath, with easy access to local amenities including a grocery store, gas station, shops, campgrounds, schools, recreation facilities, and more. Plus, you're only 25 minutes from Lethbridge, making commuting and access to larger city amenities quick and convenient. With four adjacent lots currently available, buyers have the unique opportunity to walk the land and select the parcel that best suits their vision. Don't miss your chance to secure one of these outstanding acreage properties. Call your favourite REALTOR[®] today and come experience the beauty, views, and potential for yourself!