



GRASSROOTS
REALTY GROUP

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220075 54
Magrath, Alberta

MLS # A2333301



\$1,290,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,735 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	16.01 Acres		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Many Trees, No Neighbours Behind, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub		

Inclusions: N/A

Welcome to this stunning 16-acre country acreage just minutes from the Town of Magrath. Properties like this rarely come available, offering the perfect combination of privacy, space, and convenience. Best of all, you'll enjoy paved access right to your driveway—no gravel roads to travel. The property features a solid 1,700 sq. ft. bungalow with incredible potential. Recent updates include a new furnace, newer shingles, and new west-facing windows. Inside, you'll find 6 bedrooms, a den, and 3 full bathrooms, making it an ideal home for a growing family or anyone looking for plenty of space. The attached triple garage is complemented by a walk-in refrigerator and a commercial-style kitchen with 220 wiring, making this property well suited for large gatherings, entertaining, or agricultural operations. The basement offers three additional bedrooms and is only partially finished, giving the next owner the opportunity to customize the space to suit their needs. The home is serviced by municipal water, eliminating the need for a well. The land is truly exceptional, with two dugouts and a beautiful water feature fed by the coulee. Mature trees surround the property, creating a peaceful setting while framing breathtaking views of the Rocky Mountains. Outbuildings include a 20' × 25' shed and an impressive 100' × 85' barn, providing endless possibilities for storing equipment, housing livestock, pursuing hobbies, or creating the ultimate workshop. There is also a large supply of reusable lumber and building materials that can remain with the property, providing added value for future projects. One of the closest acreages to Magrath, this property offers the convenience of town services just minutes away while allowing you to enjoy the peace and privacy of country living. If you've been searching for a spacious acreage with incredible views,

mature landscaping, outstanding outbuildings, and unlimited potential, this is a property you won't want to miss.