



GRASSROOTS
REALTY GROUP

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54081 Range Road
Magrath, Alberta

MLS # A2349952



\$1,849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,441 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	6.00 Acres		
Lot Feat:	Back Yard, Few Trees, Lawn, Other, Pasture, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	Country residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

This turnkey income generating 6-acre equestrian property offers a fully equipped horse facility designed to accommodate up to 24 horses. The property includes pens ranging from 50 × 75 feet to 75 × 100 feet, each equipped with heated automatic waterers and grounded systems. Horse Guard electric fencing and treated wood fencing provide safety and durability. Professionally redesigned in 2024, the property features more than 150 loads of clay added to improve cleanliness and drainage, along with a dedicated hay-storage area. The heated indoor arena measures 75 × 100 feet and has 16-foot ceilings, new manicured sand footing, spray-foam insulation, fans for air circulation and ventilation, and recently replaced heating ducts, thermostats, and switches. The system is serviced annually. Additional amenities include 12 tack lockers, a tie rail, and blanket bars. Adjacent to the indoor arena is a 100 × 200-foot outdoor arena with new sand footing and wind fencing installed on railroad ties for added privacy and protection. The facility is well suited for events, horse boarding, and overnight stabling, offering countless income-generating opportunities outside of boarding. The home was fully renovated down to the studs in 2022 and thoughtfully designed for an open, family-friendly layout. Improvements include additional insulation, Hardie board siding, exterior insulation, blown-in insulation, soundproofing between floors, new exterior doors, commercial-grade luxury vinyl plank flooring, a new air-conditioning system, a new hot-water tank, a new furnace are just a few things replaced in this home. The grounds include a meticulously maintained 1-acre private yard, a newly established 1-acre pasture for grazing, and a quarantine pen for newly arriving horses. The property has two water sources: municipal water serving the

home and a substantial well-water supply serving the horse facilities and the underground sprinkler system