

\$425,000 - 221023 Twp Rd 54, Magrath

MLS® #A2229223

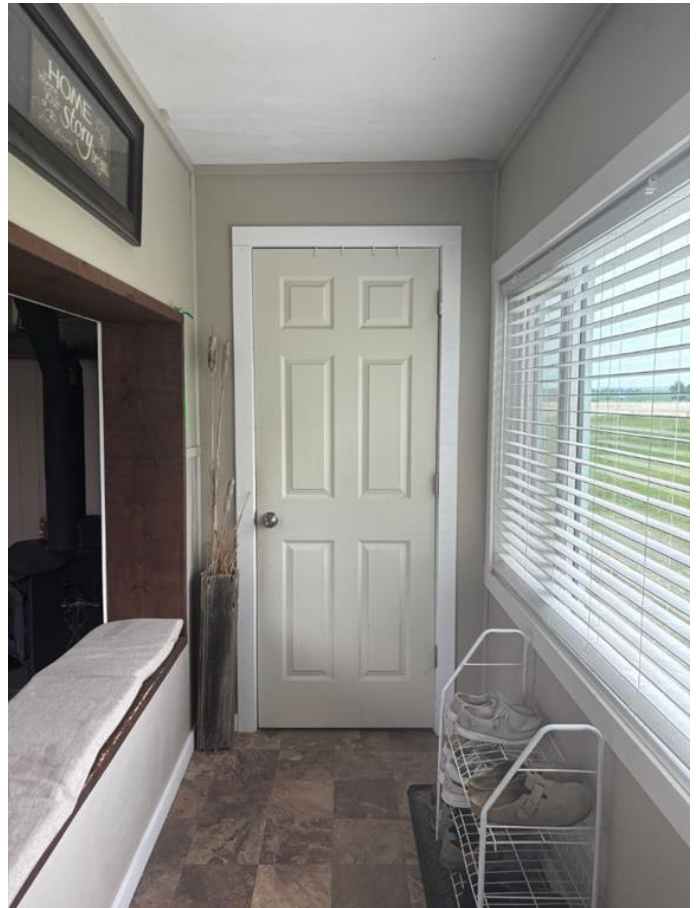
\$425,000

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 10.67 Acres

NONE, Magrath, Alberta

10.67 Acres just outside the Town of Magrath! This is a great opportunity to own a property close to what the community has to offer but still in the county. It is an older home but has had lots of upgrades and updates including all new plumbing, electrical on the main floor, a complete new kitchen including new insulation in the walls, a complete new bathroom and so much more. The upper level doesn't meet the RMS requirements but adds an extra 480 sq/ft and 3 bedrooms. The living room is currently being used as a bedroom and the dining room is currently being used a living room and one of the bedrooms upstairs is currently being used as a TV room. There is a basement under a portion of the home and it houses the furnace and water tank and is great for storage. The yard is beautiful with bushes and trees for privacy and shade. In a good year there might be a possible 18-23 bales of hay. There is a dugout for watering and a natural drainage ditch that runs through the property. There is so much potential for this beautiful acreage, come check it out!



Essential Information

| | |
|------------|-----------|
| MLS® # | A2229223 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |

| | |
|----------------|---|
| Square Footage | 960 |
| Acres | 10.67 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 221023 Twp Rd 54 |
| Subdivision | NONE |
| City | Magrath |
| County | Cardston County |
| Province | Alberta |
| Postal Code | T0K 1J0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking | Off Street, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Laminate Counters, Sump Pump(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Partial, Unfinished, Crawl Space |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Few Trees, Lawn |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

Date Listed June 9th, 2025

Days on Market 38

Zoning Agriculture

Listing Details

Listing Office SUTTON GROUP - LETHBRID



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