

\$500,000 - 225075 Twp Rd 55, Magrath

MLS® #A2262151

\$500,000

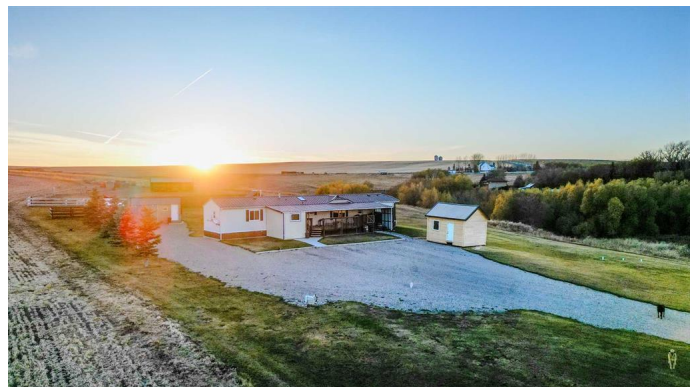
3 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 5.49 Acres

NONE, Magrath, Alberta

Your own slice of heaven awaits!! Escape to the country with this beautiful 5.5-acre acreage located just five minutes from the town of Magrath and only 25 minutes from the city of Lethbridge. This charming property offers the perfect balance of privacy, space, and convenience, with three bedrooms, two full bathrooms, and plenty of room to enjoy the peaceful surroundings. The home features a large living room, a spacious primary bedroom with an ensuite bathroom, and a newer hot water tank for added peace of mind. Outside, youâ€™ll find a large storage shed, horse shelter, and a fun kidsâ€™ playhouse and sandbox, along with a fenced pasture area ready horses or other animals. The acreage is serviced with town water, has a tin roof, and includes an only seven-year-old septic system. A large covered front porch provides the perfect spot to relax and take in the stunning views overlooking the town of Magrath and the surrounding fields. You donâ€™t want to miss this panoramic view!! Here you will also find the convenience of irrigation water! With several spigots around the property. This property offers endless potential for young families wanting room for their kids to roam or for couples looking to downsize and enjoy a quiet rural lifestyle. Acreages like this one are rare to findâ€”come see this beautiful property for yourself with your REALTORÂ® today!

Built in 2004



Essential Information

MLS® #	A2262151
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	5.49
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	225075 Twp Rd 55
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking	Off Street
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Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Standard Shaped Lot
Roof	Metal

Construction	Metal Siding
Foundation	Piling(s)

Additional Information

Date Listed	November 3rd, 2025
Days on Market	8
Zoning	CR

Listing Details

Listing Office	Grassroots Realty Group
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