



**GRASSROOTS**  
REALTY GROUP

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**221023 TWP RD 54**  
**Magrath, Alberta**

**MLS # A2229223**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	10.67 Acres		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings, TV Mount, Out Buildings

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!