



**GRASSROOTS**  
REALTY GROUP

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**225075 Twp Rd 55  
Magrath, Alberta**

**MLS # A2262151**



**\$465,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	5.49 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, window coverings, Horse shelter, and blue shed

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, you'll find a large storage shed, horse shelter, and a fun kids' 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 don'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 find—come see this beautiful property for yourself with your REALTOR® today!