



222041 RGE RD 52
Magrath, Alberta

MLS # A2267614



\$1,484,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,800 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	13.07 Acres		
Lot Feat:	Creek/River/Stream/Pond, Private, See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate

Sewer: -

Roof: Cedar Shake

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Stucco, Wood Frame

Zoning: Country Residential/ Agri

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities, Soaking Tub, Vinyl Windows

Inclusions: None

This 13.07 acres is well equipped to raise a family and have all the amenities. The home is very well planned out and has a beautiful view.