



55025 RR 221
Magrath, Alberta

MLS # A2289108



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,892 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	1.11 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees		

Heating:	Forced Air	Water:	Cistern, Co-operative
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Microwave, Stand up Freezer, Second Fridge (sold as is), Washer & Dryer, Window Coverings, Shed, Greenhouse, Garden Boxes, Fire Pit, Fire Wood on Deck, Pool Table, and Patio Furniture (Sold as is).

A rare opportunity to own a full 1 acre property in the County of Cardston just minutes east of the town limits of Magrath. You truly get the best of both worlds here, close enough to walk or bike into town, but far enough out to enjoy the space, privacy, and county living. This spacious home offers 4 bedrooms up (one could easily be used as an office since it doesn't have a closet) and 2 bedrooms down, along with a generous primary bedroom, plenty of storage throughout, and a large basement family room that's perfect for gathering. There are two covered decks to enjoy the outdoors, plus a true double heated garage with extra room for storage. The beautifully treed lot gives the property a mature and private feel. Featuring a greenhouse, garden boxes, apple trees, rhubarb, raspberries, and even a shed that's perfect for chickens. The big ticket items have been taken care of, including a septic mound installed about 6 years ago, water tanks replaced in 2015 and 2020, the cistern float and pump and sewer lift pump replaced within the past 12 years, and a garage heater replaced about 2 years ago. The kitchen appliances and washer and dryer range from brand new to about 5 years old. Properties like this don't come up often, if you've been looking for space, functionality, and that county lifestyle just minutes from town, this one is a must see.