



**220075 Twp 54 5th Avenue
Magrath, Alberta**

MLS # A2131940



\$925,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,708 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	3
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	16.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Mar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, See Remarks, Vinyl Windows		

Inclusions: All land and buildings, washer and dryer, b/i dishwasher, ceiling fans, c/air, c/vac and attachments, garage door opener and control and underground sprinklers(as is).

Located just south of Magrath on 5th Avenue South in Magrath, 16 acres(m/l) with a large 1708sq/ft ranch style bungalow home with 6 bedrooms, 3 bathrooms, huge 28x48 attached garage with heated kitchen/meat house area and 220 wiring. The main floor has laundry 3 bedrooms plus a den, with a formal family room and a living room with a wood burning fireplace which is an concept to the kitchen area. The basement needs a few finishing touches to make it fully developed but has 3 more bedrooms, and a 3pc bathroom and ample storage space. The home has central air, central vac, underground sprinklers (as is) and new shingles were put on in 2013. The property is on town water along with a 5000gal cistern located in the 20x24 shed, 2 dugout areas, huge 86x100 pole shed fully enclosed with a gravel floor and 220 wiring. This property is surrounded by a mature shelter belt of trees, lilac bushes, evergreens, popular and ash trees and even pear trees. Private location with pavement to the driveway. Located near golf course, schools, walking paths and all the other great amenities The Town of Magrath has to offer.