



**282 W 4 Avenue S**  
**Magrath, Alberta**

**MLS # A2183969**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	2.42 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, None

**Exterior:** Brick, Composite Siding

**Foundation:** Poured Concrete

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Looking to get out of city life and enjoy nature, privacy, and tranquility?! This affordable property could become the realization of your first hobby farm/acreage dream!! Located just 20 minutes from Lethbridge, in the quaint town of Magrath, this home sits on about two and a half acres of land, has a beautiful gas fireplace, tons of storage space, two bedrooms, one full bathroom, two livestock shelters with a fenced paddock, two chicken coops, one barn/shed, a separate garden shed at the back of the property, a gazebo and two children's playhouses, a new fence, mature trees, space for horses or other animals, and so much potential for your family to enjoy! This home is located on a quiet street. You will appreciate the generously sized primary bathroom, laundry room, and kids' room, as well as the large living room with sliding patio doors out onto the back patio and gazebo area. Other incredible benefits of this acreage include, power and water out to the pasture area (a frost free hydrant), town water so you don't have to deal with wells or hauling water, and irrigation water! With large windows, this home allows all that natural sunlight in during the day. From fruit trees to towering spruce trees, a fenced in area for a huge garden, and plenty of other bushes, flowers, and plants, the outside of this home is a green thumb's paradise. Don't delay, an in town acreage is hard to find and offers the conveniences of nearby grocery stores, shops, gas stations, and more while keeping you secluded enough to enjoy the beauty all around! Call your REALTOR and book your showing today!