

51026 Range Road 222
Magrath, Alberta

MLS # A2189471



\$3,600,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,800 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	115.00 Acres		
Lot Feat:	-		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Pantry, Vinyl Windows

Water: -

Sewer: -

Near Town: Magrath

LLD: 10-5-22-W4

Zoning: Agriculture

Utilities: -

Major Use: Alfalfa, Cow, Equestrian

This property is a horse lovers dream with irrigated hay land a spectacular riding arena with potential of business or family retreats with 4 bedrooms , a gathering area and a commercial kitchen . This property has potential of generating a unlimited amount of off farm income. The modern 1800 sq ft home has a beautiful view over looking the mountains and the scenic valley bellow. This 5 bedroom home has ample space for a family or revenue property.. The heated 30 x 60 shop has plenty space for working on equipment or garaging recreational vehicles. There is a bathroom and a cold storage locker. The hayshed also has a shop area to house your feeding tractor and keep your hay out of the weather so it maintains its quality.