

# \$3,600,000 - 51026 Range Road 222, Magrath

MLS® #A2189471

**\$3,600,000**

5 Bedroom, 3.00 Bathroom, 1,800 sqft

Agri-Business on 115.00 Acres

NONE, Magrath, Alberta

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.

Built in 2008

## Essential Information

MLS® #	A2189471
Price	\$3,600,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	115.00
Year Built	2008
Type	Agri-Business
Sub-Type	Agriculture



Style	Bungalow
Status	Active

### Community Information

Address	51026 Range Road 222
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	High Ceilings, Pantry, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Boiler
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	110
Zoning	Agriculture

### Listing Details

Listing Office	RE/MAX CARDSTON REALTY
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