

# \$349,000 - Lot 1, Twp Road 53a Range Rd 222 S, Magrath

---

MLS® #A2160677

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Land on 9.59 Acres

NONE, Magrath, Alberta

This beautiful 9.59 acre parcel of land is 3 minutes south of Magrath is a great place to build your dream home with plenty of room for horses or livestock. It has town water, natural gas , and power near the property. There is house hold irrigation rights from the irrigation district which provides water for your garden & lawns.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2160677         |
| Price     | \$349,000        |
| Bathrooms | 0.00             |
| Acres     | 9.59             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | Lot 1, Twp Road 53a Range Rd 222 S |
| Subdivision | NONE                               |
| City        | Magrath                            |
| County      | Cardston County                    |
| Province    | Alberta                            |
| Postal Code | T0K 1J0                            |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

Lot Description      Near Golf Course, Rectangular Lot

**Additional Information**

Date Listed              September 9th, 2024  
Days on Market        330  
Zoning                    Country Residential

**Listing Details**

Listing Office            RE/MAX CARDSTON REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.