

# \$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 83  
Zoning Agriculture

### Listing Details

Listing Office RE/MAX CARDSTON REALTY

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