

\$875,000 - 54040 Rr 220, Rural Cardston County

MLS® #A2154182

\$875,000

4 Bedroom, 3.00 Bathroom, 2,044 sqft

Residential on 4.99 Acres

NONE, Rural Cardston County, Alberta

This Galco built home, located just outside the town of Magrath, has ALL the outbuildings you have been looking for, the elbow room and space your kids and animals have been longing for, and the well-kept home you have been searching for!! Arriving at the home you will appreciate the two large garden sheds, massive greenhouse style quonset, horse shelter, the newly built, heated shop with its own electrical, the fenced in pasture area, the many, many trees that have been planted, and the curb appeal of the home itself! This home also has a double attached garage with three dog kennels built off the side, one with an exterior dog run attached! Inside the home you will find four large bedrooms, two and a half bathrooms, two spacious living rooms, a downstairs rumpus room, a good sized office room downstairs, a farm style, massive kitchen with plenty of cabinets, and plenty of storage throughout. Other perks of this home include: central air conditioning, a natural gas fireplace, a spacious, freshly stained, treated wood deck off the side of the home, co-op water, a recently checked and pumped septic tank that's in great condition, plenty of backyard space for kids and pets to play, and conveniently located on a school bus route! If you're looking for a fantastic place for your family to put down roots, don't miss out on this incredible acreage just 2 minutes from the town of Magrath, 20 minutes from the city of Lethbridge, and 45 minutes to Waterton Lakes National Park! Call your REALTOR® and



book your viewing today!

Built in 2007

Essential Information

MLS® #	A2154182
Price	\$875,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	4.99
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	54040 Rr 220
Subdivision	NONE
City	Rural Cardston County
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 23rd, 2024
Days on Market	46
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.