

**62 S 1 Street E  
Magrath, Alberta****MLS # A2283299****\$100,000****Division:** NONE**Lot Size:** 0.23 Acre**Lot Feat:** Back Yard, Few Trees, Front Yard, Lawn**By Town:** -**LLD:** -**Zoning:** Residential**Water:** -**Sewer:** -**Utilities:** -

A FANTASTIC opportunity to own and build on this residential vacant lot in the Town of Magrath. The original home was removed a few years ago and is now ready for it's new home! This is a once in a life time opportunity to build in this location and might not come up again for awhile. Located on a mature lot by the schools, football/Soccer fields, swimming pool, ice arena, ball diamonds, and play ground, the location just can't be beat. The existing parking pads on both sides of the property are still intact. There was underground sprinklers at one time but maybe not intact since the demolition. Services should still be close by. Come check out this mature lot and see if it is perfect for you!