

\$1,870,000 - 11203 B Hwy 41, Rural Cypress County

MLS® #A1165891

\$1,870,000

5 Bedroom, 4.00 Bathroom, 1,436 sqft

Agri-Business on 436.00 Acres

NONE, Rural Cypress County, Alberta

436 Acres with buildings on highway 41 to Elkwater , fully renovated home up and down 5 bedrooms, 4 bathrooms, 2 fireplaces, 2 decks one covered and one off the master bedroom, full appliance package. Heated shop 40x60 with large walk-in cold room very clean and looks like new, large barn recently painted with corrals. Buildings are located on a creek with lots of shelter and spring fed dugout, well and Elkwater co-op 3 gallons per minute, water to corrals 2 stock waterers and house. 70 acres of farmland remainder is grassland. This property is very clean well maintained no junk laying around move in and enjoy the wildlife and quite country life style. This property can be sold in separate parcels as follows: Home Quarter \$1,070,000 : North Quarter \$385,000 : South Quarter \$385,000 . Video and more pictures on my website

Built in 1981

Essential Information

MLS® #	A1165891
Price	\$1,870,000
Sold Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,436



Acres	436.00
Year Built	1981
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	11203 B Hwy 41
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected
Waterfront	Creek

Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Other, Water Purifier
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 9th, 2021
Date Sold	February 6th, 2024
Days on Market	788
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office SOURCE 1 REALTY CORP.

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