

\$499,900 - 1, 11020 Eagle Butte Road, Rural Cypress County

MLS® #A2075910

\$499,900

4 Bedroom, 2.00 Bathroom, 1,690 sqft
Residential on 5.19 Acres

NONE, Rural Cypress County, Alberta

HORSE LOVERS DREAM!! This 5.19 Acre is perfect for the Horse Lovers out there! Located 10 km south off Hwy 1 and Dunmore on Eagle Butte Road, has pavement right to the front door and paved driveway. Home and garage both have a tin roofs for low maintenance. This 4 Bedroom, 2 Bathroom Bungalow is sure to please! With almost 1700 sq feet on one level, plus approx the same in the basement, the home itself is well laid out with a large open concept living space. Huge country style kitchen with lots of cupboards, stainless steel LG newer smudge free appliances,(fridge, stove, microwave and dishwasher) main floor laundry, with newer Maytag washer & dryer, 4 bedrooms (one is used as an office), a 4 piece and 3 piece bathroom. Downstairs is wide open for your own imagination, and has a massive family room, rec room area, a large hobby/craft room (could be a 5th bedroom), tons of storage and utility room. Outside we have a large deck and 26x24 attached garage. The property has 3 horse pastures, separated with painted pipe fencing with rubber covered wire , for horse safety, which has low maintenance, a 24x23 Shop, 23x13 Shed and a 16x12 Tack Room and outdoor Riding Arena, garden, and lots of trees/fruit trees and shrubs. The sellers use a 2200 gallon cistern for daily use, and the 100 ft submersible well for watering the 2 gardens, front lawn, plus livestock. There is water accessible to the



barn, troughs, and to all the pastures. There is power to all of the outbuildings. There is so much value in this home. Gas is Approx. \$50/month, Electricity Approx. \$184/month. Seller is leaving the 500 Gallon Water tank and trailer to haul water (\$4.00 per 500 gals, averages \$25.00 per month usage)) from Dunmore which is only 10 mins away from the home. The sellers have done such a lot of work over the years to improve and maintain this acreage, but it is now time to pass this home onto a new owner, who can love this great property as much as the sellers have. Call today to book your own private viewing

Built in 1980

Essential Information

MLS® #	A2075910
Price	\$499,900
Sold Price	\$479,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,690
Acres	5.19
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	1, 11020 Eagle Butte Road
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0K7

Amenities

Parking Spaces	5
Parking	Asphalt, Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Garden, Other, Views
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	See Remarks, Wood

Additional Information

Date Listed	August 24th, 2023
Date Sold	November 1st, 2023
Days on Market	69
Zoning	CE2 Country Residential 2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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