

# \$725,000 - 310 7 Avenue, Rural Cypress County

MLS® #A2079400

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,023 sqft

Residential on 0.14 Acres

Elkwater, Rural Cypress County, Alberta

Hereâ€™s your opportunity to create lifelong memories for you and your family in this gorgeous Elkwater cabin! This executive cabin in Elkwater has it all, and can be enjoyed all year round! With 4 bedrooms, 3 full bathrooms and 3 family rooms, this property provides you with all the space you need to create memories with all of your family and friends in the beautiful Cypress Hills. The large private lot has been meticulously cared for and maintained and has a large grass area, shed, and large covered deck with two gas lines, future hot tub hook ups and all surrounded by the breathtaking trees and wide-open skies of Elkwater! Pine doors, trim and live edge wood ledges and finishing accents bring the outdoors in, and add to the beauty of this gorgeous oasis. The original cabin features a kitchen with laundry, 2 good sized bedrooms, a 3-piece bathroom and a good-sized games room. The 2008 addition adds a vaulted large living space with stone accented wood-burning fireplace, a great sized dining room and a gorgeous kitchen with large island w/ breakfast bar & a corner pantry. On this top floor you will also find the large master suite with walk-in closet and 3-piece bathroom. The lower level of the cabin hosts a huge family room, the 4th bedroom and another 4-piece bathroom and access to the oversized heated single garage. This home also offers in floor heating in the garage and lower level, instant hot water, two gas outlets on the deck, gas starter on the fireplace, two furnaces, water softener, R.O.



system, and a 151 L hot water tank. Elkwater is a popular destination for people of all ages! The provincial park offers a small community nestled among the large lake and beautiful rolling hills with fishing, boating, a large beach, plenty of camping, hiking, biking trails, a 9-hole golf course, a ski hill, skating rink, a community centre, interpretive centre, amphitheater (how cool - outdoor movies!), caf  /coffee shop, gas station, and a restaurant. Conveniently located 45 mins South of Medicine Hat and 1 hour North of the Montana border.

Built in 1965

### Essential Information

|                |               |
|----------------|---------------|
| MLS  #         | A2079400      |
| Price          | \$725,000     |
| Sold Price     | \$675,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,023         |
| Acres          | 0.14          |
| Year Built     | 1965          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 310 7 Avenue         |
| Subdivision | Elkwater             |
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T0J1C0               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Attached |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Natural Woodwork, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)                  |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood                                                                         |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Wood Burning                                                                                                                  |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Private |
| Roof              | Metal                                                                      |
| Construction      | Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2023 |
| Date Sold      | April 2nd, 2024      |
| Days on Market | 200                  |
| Zoning         | PP, Provincial Park  |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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