

\$445,000 - 3, 11020 Eagle Butte Road, Rural Cypress County

MLS® #A2084455

\$445,000

3 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 4.76 Acres

NONE, Rural Cypress County, Alberta

Escape to the tranquility of the countryside without sacrificing convenience! This charming 3-bedroom, 2-bathroom bungalow is nestled on a generous 4.76-acre parcel of land within 15 minutes from City limits. Inside this acreage home, you'll find hardwood flooring throughout the main level, providing a warm and inviting atmosphere. The heart of this layout is the spacious country kitchen, flooded with natural light. It's perfect for whipping up your favorite meals and enjoying family gatherings. The large living room boasts a wood-burning fireplace, creating a welcoming space for relaxation and entertainment. Wrap around deck located just off the kitchen is a beautiful spot to take in the surroundings. Heading downstairs, the partial walkout fully finished basement is host to a secondary living space and large bedroom that could be utilized as the master if so desired. Your vehicles, toys and tools, will find a home in the 28 x 30 insulated detached garage, complete with a radiant heater and overhead door for easy access. This property also includes various corrals and internal fence-lines, making it ideal for a variety of uses. A 270 ft. drilled well, installed in 2005, feeds into a 4000-gallon cistern, ensuring you have a reliable water source. Plus, a water softener and reverse osmosis system provide clean and crisp water quality. Located under 10 km from Dunmore, this property offers the best of both worlds â€œ



a peaceful retreat within easy reach of the City. Don't miss this opportunity to make it your own!

Built in 1948

Essential Information

MLS® #	A2084455
Price	\$445,000
Sold Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,180
Acres	4.76
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	3, 11020 Eagle Butte Road
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B0L1

Amenities

Parking	Double Garage Detached, Gravel Driveway, Heated Garage
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Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Wedge Shaped Lot, Secluded
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	April 29th, 2024
Days on Market	202
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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