

\$375,000 - 2, 11411 Black & White Trail, Rural Cypress County

MLS® #A2094087

\$375,000

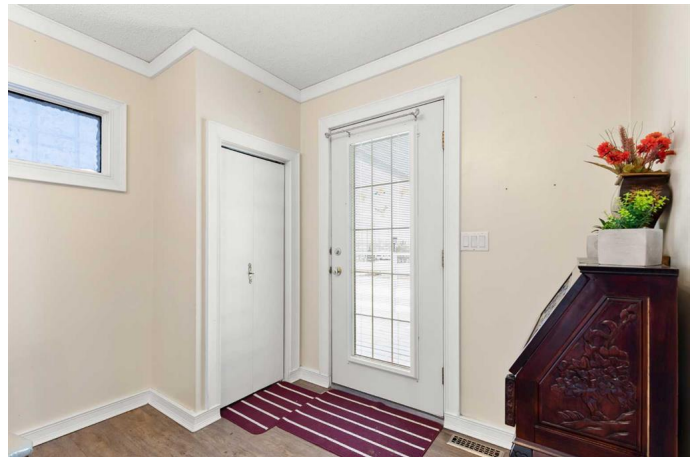
5 Bedroom, 2.00 Bathroom, 1,284 sqft
Residential on 1.44 Acres

NONE, Rural Cypress County, Alberta

Welcome to your new country home just five minutes outside of Medicine Hat down the Black & White. This spacious bungalow is a haven of comfort and convenience, boasting 2 bedrooms on the main floor and an additional 3 bedrooms downstairs. Walk outdoors from the primary bedroom and you will be relaxing in a stunning sunroom that is both heated and cooled. The basement is a versatile space with a second kitchen and den area, offering endless possibilities for recreation or additional living space. The main floor has a great open concept allowing you to enjoy the kitchen and living area with your friends and family. Laundry just down the hall adds to the practicality of daily living, making chores a breeze.

Many updates over the past decade, such as a kitchen renovation and new vinyl flooring, showcase the dedication to maintaining a modern and stylish living space. The roofs on both the house and outbuildings were replaced approximately 4 years ago, ensuring long-lasting protection. New central air installed just 2.5 years ago,

Outdoors, you'll find a fully fenced yard that includes a 40-foot sea can, horse shelter, and three sheds, providing ample storage for all your needs. For those who love to host, the property features a phenomenal outdoor



gathering area. A sheltered cooking and entertaining space, complete with an outdoor bar, creates the perfect setting for friends and family to enjoy. As a bonus, the sellers are throwing in an above-ground pool (currently stored in a shed), ready to enhance your summer enjoyment. Make sure you don't miss the outdoor change room as that is just the cherry on top. The pool can be set up in the designated area, which currently houses a trampoline.

A mere six-minute drive from Wal-Mart makes daily errands a breeze, while the convenience of a school bus pick-up right outside the front door ensures stress-free mornings.

Experience the best of both worlds with acreage living and the convenience of city amenities just a short drive away. This property offers a unique blend of tranquility and accessibility, making it the perfect place to call home. Don't miss out on this exceptional opportunity – schedule your viewing today!

Built in 1978

Essential Information

MLS® #	A2094087
Price	\$375,000
Sold Price	\$365,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,284
Acres	1.44
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	2, 11411 Black & White Trail
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B0L1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Paved, RV Access/Parking

Interior

Interior Features	Open Floorplan, Pantry
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 27th, 2023
Date Sold	December 6th, 2023
Days on Market	9
Zoning	CR-1, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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