

\$695,000 - 11010 Highway 887, Rural Cypress County

MLS® #A2105055

\$695,000

4 Bedroom, 3.00 Bathroom, 2,793 sqft

Residential on 69.64 Acres

NONE, Rural Cypress County, Alberta

Picturesque location for this (almost) 70 acre property with Seven Persons Creek running through it! If you are looking for space for your toys, or a few animals, this could be the place for you! With a heated 26x30 garage and a 48x48 shop, there is plenty of room to work on all your projects. Loads of potential for the over 2700 sq ft bungalow with four large bedrooms, main floor laundry, a good sized kitchen and three bathrooms. The basement is only partially finished and ready for your inspiration! Water is pressurized, from the City of Medicine Hat, and there is an irrigation pump to fill the dugout for lawn/animal usage. A gas powered generator is also included and powers the whole house in case of an emergency power outage. This acreage is located just outside of Seven Persons, and a short drive from Medicine Hat. Revenue information is as follows: Alta Gas is \$1317/year, Rogers tower \$8253/year with estimated 20% increase next year, and Apex is \$1100/year. Call today to view!

Built in 1931

Essential Information

MLS® #	A2105055
Price	\$695,000
Sold Price	\$661,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,793
Acres	69.64
Year Built	1931
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	11010 Highway 887
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1Z0

Amenities

Parking	Double Garage Detached
---------	------------------------

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees
Roof	Cedar Shake
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	May 27th, 2024
Days on Market	116
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.