

\$340,000 - 9023 Highway 41, Rural Cypress County

MLS® #A2120977

\$340,000

1 Bedroom, 0.00 Bathroom, 360 sqft

Residential on 8.92 Acres

Elkwater, Rural Cypress County, Alberta

Welcome home to this recreational, OFF THE GRID state of the art haven located on 8.92 acres just 5 minutes from the ultimate recreational opportunities of Elkwater which provides you with beaches, boating, hiking, skiing, biking and so much more! This acreage has been re-imagined by Art's Excavating and features a safe and trailer friendly entry, two gravel pad trailer sites and a large berm for privacy. The beautiful, curved driveway meanders towards the custom, "off the grid cabin" which is host to spectacular views of the Cypress Hills, rolling pastures and a tranquil pond with plenty of trees and an abundance of firewood. The pond also has a new culvert in place providing for a great drainage system. The property has been newly fully fenced with 4 strand barb wire with a rail entryway and steel gate.

Imagine yourself in the cozy little cabin with 9' ceilings and tongue and groove pine throughout, curled up in front of the wood stove (WET certified) or enjoying your morning coffee listening to the birds and watching the wildlife from the 140 sq. ft. timber frame deck. The cabin has been thoughtfully designed with a beautiful kitchen, which includes off grid appliances, a retro style fridge, complete with a bottom freezer and a gas cook top stove, granite counter tops, sitting area and a tucked away custom murphy bed which helps to maximize the open concept space. The "bath house" takes you back to yester-year where you light the fire in the



woodstove and heat your water for your bath / shower while you enjoy the cozy warm ambiance.

WORRIED ABOUT THE COST OF UTILITIES? Nothing to worry about here! This property is totally off the grid with the state of the art solar system wired for A.C. and D.C. power, designed by Sunfire Systems with plenty of power for all your recreational needs. The panels are designed to accommodate both the summer and winter seasons, so there's no worries when using the property year round. The water system is designed to accommodate a cistern to gravity feed the cabin for future convenience. There's a wood and tool shed just steps away to shield your firewood and tools from the elements. A metal roof on the outbuildings & the Hardy Plank exteriors should keep everything in great condition for years to come.

Just imagine **GETTING AWAY FROM EVERYTHING!** Have your family and friends come and bring their RV's and share in the peace and tranquility and the convenience of the closeness of the Provincial Park as well as the city. This is **GLAMPING** like you have never imagined! A full list of all the added features is available. Come and check out this wonderful property and explore the amazing possibilities it can provide.

Built in 2019

Essential Information

MLS® #	A2120977
Price	\$340,000
Sold Price	\$300,000
Bedrooms	1
Bathrooms	0.00
Square Footage	360
Acres	8.92

Year Built	2019
Type	Residential
Sub-Type	Recreational
Style	Acreage with Residence, Cottage/Cabin
Status	Sold

Community Information

Address	9023 Highway 41
Subdivision	Elkwater
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1C0

Amenities

Parking	None
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Interior

Interior Features	Granite Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Gas Range, Refrigerator, Wall/Window Air Conditioner
Heating	Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	None
Lot Description	Native Plants, Rolling Slope, Treed, Views
Roof	Metal
Construction	Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	April 8th, 2024
Date Sold	August 25th, 2024
Days on Market	137

Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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