

\$629,900 - #20, 11418 Eagle Butte Road, Rural Cypress County

MLS® #A2126980

\$629,900

4 Bedroom, 3.00 Bathroom, 1,269 sqft
Residential on 2.57 Acres

NONE, Rural Cypress County, Alberta

Enjoy your own little slice of paradise - 2.57 acres of space in a quaint little acreage community just minutes from Medicine Hat and offering CITY WATER!. Located just 2 minutes south of Dunmore, this property offers a two-storey home with 3 bedrooms up, a fantastic layout, and everything you need to make this a turn-key opportunity! All appliances included - just move in and enjoy! Double attached garage that has been recently finished & heated and upgraded with a new garage door. Basement is currently home to one bedroom, but awaits your creativity for future development. The home also has a newer furnace and tankless hot water system. Gorgeous country views from the north-facing back deck, overlooking the yard that has seen extensive work over the last 5 years. Additions to the property include an irrigated yard area with firepit space, new custom built 12x16 shed, dog run, and extensive concrete curbing that helps define the spaces in the yard. The most impressive addition to the property is unquestionably the detached 30x35 shop. This awesome structure is heated, and offers high ceilings, floor drains, and all the space you could possibly need to take on your projects. Original 16x22 barn-style shed offers additional storage space. Acreages in this price range don't come along often - Don't let this opportunity pass you by!



Built in 1993

Essential Information

MLS® #	A2126980
Price	\$629,900
Sold Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	2.57
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	#20, 11418 Eagle Butte Road
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0H9

Amenities

Parking Spaces	12
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	June 21st, 2024
Days on Market	52
Zoning	CR-1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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