

\$858,000 - 5013 Township Road 110, Rural Cypress County

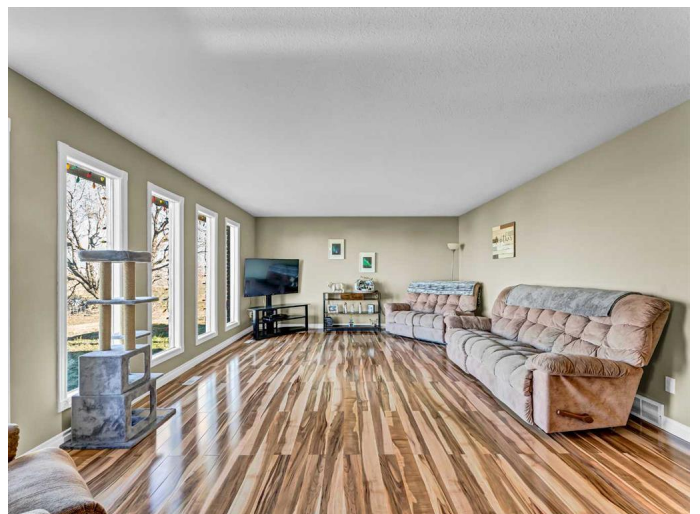
MLS® #A2132234

\$858,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 153.00 Acres

NONE, Rural Cypress County, Alberta

You will feel right at home in this perfect family homestead situated on 153 acres only 10 kms south of Eagle Butte High School, Dunmore, Alberta and only 15 minutes drive from the Medicine Hat Mall. The property has numerous outbuildings, including a 70x45 Steel Quonset with concrete floor, 26x16 Workshop, 19x12 Woodshed, 2 Insulated Chicken coops, Livestock corral system, Sheds & Shelter, a Large Dugout AND a 4 person Wood Stove Sauna! There is an awesome view of the City Lights and plenty of room for the growing family in this large fully developed 4 level split. Over 1400 sq ft above grade (over 2600 sq ft total living space) which has had some really great updates in recent years such as newer Vinyl Windows, Central Air Conditioner in 2020, Shingles in 2018, The Furnace was replaced around 2010. The main level has a large living room, dining area with patio doors to the covered deck, a huge country style kitchen with ample countertops and cupboard space. On the upper level are 3 good sized bedrooms and a 4 piece bath. The 3rd level has a large family room and another 4 piece bath and access to an oversized single 18x26 Attached Garage!. The lower 4th level has yet another large recreation room and huge laundry/utility room. The buyer may want to look at supplementing their income by subdividing the homestead and selling some farmland, which is predominately used for



grazing cow & calf pairs, is fenced and cross fenced with 3 & 4 wire and with mix/hay. A local farmer has expressed interest in purchasing in purchasing 132 acres. All Appliances Stay. Check out the 3D Virtual Tour attached, and make an appointment for a private viewing.

Essential Information

MLS® #	A2132234
Price	\$858,000
Sold Price	\$783,200
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	153.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	5013 Township Road 110
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0K8

Amenities

Utilities	Electricity Available, High Speed Internet Available, Natural Gas Available
-----------	---

Interior

Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
------------	---

Exterior

Lot Description	Views
-----------------	-------

Additional Information

Date Listed	May 16th, 2024
Date Sold	November 24th, 2024
Days on Market	192
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.