

\$417,000 - 10329 202 Township, Rural Cypress County

MLS® #A2133683

\$417,000

5 Bedroom, 2.00 Bathroom, 2,195 sqft

Residential on 15.70 Acres

NONE, Rural Cypress County, Alberta

Welcome to your dream homestead! This expansive 15.7 acre property offers a unique blend of rural tranquility and modern convenience, perfectly suited for a variety of lifestyles. **THE LAND:** This peaceful retreat has it all. Spanning 15.7 acres, the land is a perfect mix of open space and functional amenities. The acreage provides ample room for livestock pursuits, gardening and enjoying the great outdoors. **THE HOME:** The charming 5 bedroom, 2 bathroom home is spacious (over 2000 sq ft), comfortable and functional with plenty of natural light, this residence is ideal for family living and entertaining featuring many upgrades and improvements in recent years. **THE SHOP:** A well-equipped 36x48 shop provides the perfect space for hobbies, projects or running a home based business. With plenty of room for tools and equipment, this versatile space is a standout feature. **THE CORRALS AND ANIMAL SHELTERS:** Ideal for animal lovers or aspiring ranchers, the property includes well-maintained corrals, animal shelters, a calving barn and so much more. These facilities make it easy to care for a variety of livestock, horses or other animals. **THE LOCATION:** Nestled in a serene rural setting, this property offers peace and privacy while still being accessible to nearby amenities. Jenner is a 10 minute drive and offers a Fuel/Convenience Store, K-9 School, Arena and more. Brooks is approximately 40 minutes and Medicine Hat is approximately an hour away. Enjoy the best of both worlds with



countryside living and convenient access to local towns and services. This exceptional property, at this price point is a rare find, offering endless opportunities for those seeking a rural lifestyle without compromising on comfort. Don't miss your chance to own this versatile and picturesque estate. Schedule a viewing with your favourite agent today to see the value for yourself and start imagining the possibilities!

Built in 1990

Essential Information

MLS® #	A2133683
Price	\$417,000
Sold Price	\$400,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,195
Acres	15.70
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Sold

Community Information

Address	10329 202 Township
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1R1E3

Amenities

Parking	Off Street, Parking Pad, RV Access/Parking
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Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Satellite TV Dish, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees, Pasture, Private, Treed
Roof	Shingle
Construction	Metal Siding, Vinyl Siding
Foundation	Piling(s), Poured Concrete, Slab

Additional Information

Date Listed	May 20th, 2024
Date Sold	July 17th, 2024
Days on Market	57
Zoning	Agriculture District 2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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