

\$795,000 - 11203 Highway 41, Rural Cypress County

MLS® #A2140237

\$795,000

3 Bedroom, 3.00 Bathroom, 1,479 sqft
Residential on 4.31 Acres

NONE, Rural Cypress County, Alberta

This meticulously maintained acreage is a short 20 minute drive from Medicine Hat and offers 4.31 acres of serene land & breathtaking views. The property offers a beautiful fully developed walk-out basement bungalow with attached double garage, summer kitchen, bunkhouse, quonset, 2 seacans, & corrals. The main house was built in 2011 by Lacey Homes and offers 1476 sqft on the main floor. Gorgeous vinyl plank flooring and warm natural light flow throughout the open concept floor plan featuring a large living room with wood burning stove, great sized dining area with French doors out to the large, covered deck, and beautiful oak kitchen with granite countertops, large eat-at centre island, tile backsplash, newer stainless appliances, and corner pantry. The primary bedroom offers gorgeous views from the large windows, a walk-in closet, and 3-piece ensuite with walk-in shower. A second bedroom, large 4-piece main washroom, and a large laundry room with direct access to the attached oversized double garage finish off the main floor. Downstairs you will appreciate all of the natural light that this walk-out level offers. The generous family room has space for a living area, games room, and/or office space and French doors leading you out to the back yard. The large 3rd bedroom hosts a walk-in closet and cheater door to the 4-piece bathroom. This home offers tons of storage, a finished and heated attached 30' x 25' garage with floor drain, wrap



around front veranda/deck, b/in sound system up & down and on the decks, and duradeck. The septic tank & field and well were also installed in 2011 when the home was built. This acreage is the perfect set up if you're looking for a place to have some livestock, as the property is neighboured by a creek to the north. The outbuildings are all conveniently tucked away from the main residence surrounded by mature trees. There is a 16x24 building currently being used as a summer kitchen, a 26x31 quonset, a 8x12 shed, and a 16x24 bunk house that could easily be converted into a barn for the animals. The property has 2 wells, one at the main residence and one down with the outbuildings. This property has been kept as neat as a pin, be sure to check it out!

Built in 2011

Essential Information

MLS® #	A2140237
Price	\$795,000
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,479
Acres	4.31
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	11203 Highway 41
Subdivision	NONE
City	Rural Cypress County

County	Cypress County
Province	Alberta
Postal Code	T1B 0L2

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Lawn, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	August 15th, 2024
Days on Market	65
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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