

\$629,900 - 7, 11409 Black & White Trail, Rural Cypress County

MLS® #A2146493

\$629,900

4 Bedroom, 3.00 Bathroom, 1,507 sqft
Residential on 2.10 Acres

NONE, Rural Cypress County, Alberta

Discover serenity and comfort at 7 11409 Black & White Trail in Cypress County. Nestled just outside city limits, this exceptional acreage offers a tranquil escape while maintaining proximity to urban conveniences. This expansive walk-out bungalow boasts 2 bedrooms on the main floor, with potential to easily convert the office/nursery into a third bedroom. The primary bedroom has the convenience of a walk-through closet and ensuite bathroom. Downstairs you will find two bedrooms, one of which features a generous walk-in closet, ideal accommodations for teens or guests. The heart of the home features an inviting open living room highlighted by a charming wood-burning fireplace and vaulted ceilings, seamlessly connecting to the large dining area and kitchen. The kitchen has a built-in oven and gas cooktop. The large windows on the main floor offer views of the sprawling yard and the beautiful scenery all around you. Experience year-round enjoyment in the enclosed porch, providing direct access to the lower patio and yard. The property also includes a heated 30x30 shop with 14' ceilings, oversized doors and 220 power. Outdoor enthusiasts will appreciate the property's features, including a dugout supplying water to the irrigation system to maintain your new yard. The property benefits from two 1450-gallon cisterns with a pump system, ensuring a constant supply of fresh



city water. The cisterns are stored in one side of the double attached garage allowing you to always have an eye on your water levels.

Many recent updates include, fresh paint, new baseboards / trim, new faucets, new vinyl flooring through out the main level, shingles (2019), siding (2020) and so much more.

Embrace a lifestyle of freedom and relaxation—schedule your personal tour today and discover the extraordinary appeal of this home in Cypress County.

Built in 1999

Essential Information

MLS® #	A2146493
Price	\$629,900
Sold Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,507
Acres	2.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	7, 11409 Black & White Trail
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0L1

Amenities

Parking	220 Volt Wiring, Double Garage Attached
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Interior

Interior Features	Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, RV Hookup
Lot Description	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Wood

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 25th, 2024
Days on Market	21
Zoning	CR-1, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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