

# **\$499,900 - 2 6223a Highway 3, Rural Cypress County**

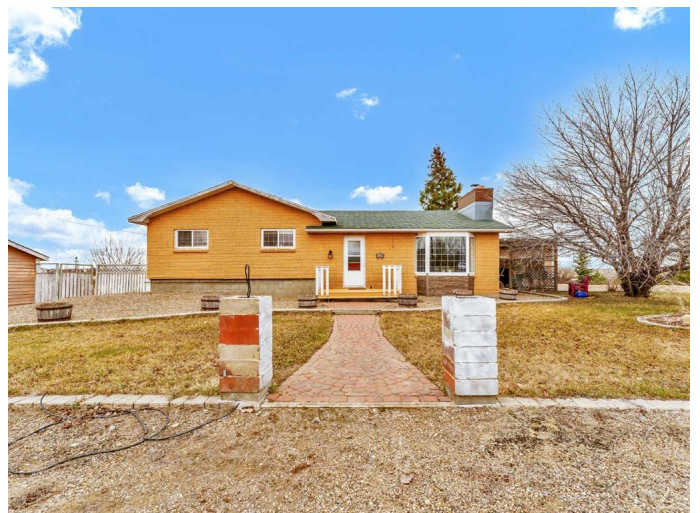
MLS® #A2206083

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,371 sqft  
Residential on 2.52 Acres

NONE, Rural Cypress County, Alberta

Welcome to your new quiet county lifestyle! This 2.52 acre acreage is just 4 minutes down the #3 highway from the last traffic lights in Medicine Hat, and is the perfect mix of land, house, garage(s)/vehicle storage spots, with coulee views, and an un-obstructed view of Seven Persons creek winding behind the home! This tranquil acreage will melt your stress away from the noisy city at an affordable price. With city power and utilities that cost the same or less vs. being in the city, but bonus-your property taxes are Half of what they would be in the city for a similar priced home! This solid 1370 sq ft 3 level split brick home features on upper level: 2 bedrooms, 3pc. ensuite off master, a den/sitting area and full 4 pc bath with laundry conveniently located near bedrooms! Main floor home to open kitchen & dining room, and living room with a wood burning fireplace, with access to side patio and attached large heated garage. 3rd level has the 3rd bedroom and storage/utility area with cistern/pump for fresh water. City power, Apex natural gas, these 2 average total \$350ish per month, the low maintenance septic field just needs just a \$100ish service once/year. Water is currently hauled from Med Hat by owners choice, (a whopping \$2 per load cost) truck and haul tank negotiable in sale! Bonus- the water co-op hook-up is in the yard and can be hooked up (fees already paid) to save hauling, for \$600/yr +plus metered usage, there is also a well, that was been abandoned for many years so would take



some work & exploring to revive if buyer chooses (well water is hard thus why they don't use it), so good options for water! For your hobbies and/or vehicles there is a large attached 37'x20' heated garage right off the backside of house, plus an older 43'x25' 3 car barn-style storage garage for you toys/storage space. Back yard has a pond and will be a great private spot to relax and take in your new view on those warm sunny days. Full appliance package includes: Fridge, stove, dishwasher, microwave, washer, dryer, as well as central air, central vacuum, as well as a high efficient furnace! Home could use some fresh paint like any house, but is priced accordingly and is arguably the Best Value on the market for an acreage this close to the city! 5.8 kms from last traffic light, follow signs. Brand new RPR & compliance included. The spring market is upon us, so make your appointment to see it soon!

Built in 1972

### Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2206083                              |
| Price          | \$499,900                             |
| Sold Price     | \$477,500                             |
| Bedrooms       | 3                                     |
| Bathrooms      | 2.00                                  |
| Full Baths     | 2                                     |
| Square Footage | 1,371                                 |
| Acres          | 2.52                                  |
| Year Built     | 1972                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 3 Level Split |
| Status         | Sold                                  |

### Community Information

Address 2 6223a Highway 3

|             |                      |
|-------------|----------------------|
| Subdivision | NONE                 |
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T1A1Z5               |

### **Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 5                                       |
| Parking        | Double Garage Attached, Gravel Driveway |
| Waterfront     | Creek                                   |

### **Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Central Vacuum, Kitchen Island                                              |
| Appliances        | Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Electric Stove, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                   |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Living Room, Wood Burning                                                                                    |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Partially Finished                                                                                     |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard, Storage, Uncovered Courtyard        |
| Lot Description   | Creek/River/Stream/Pond, Few Trees, Irregular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame, Brick                                 |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 1st, 2025           |
| Date Sold      | April 4th, 2025           |
| Days on Market | 3                         |
| Zoning         | CR-1, Country Residential |
| HOA Fees       | 0.00                      |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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