

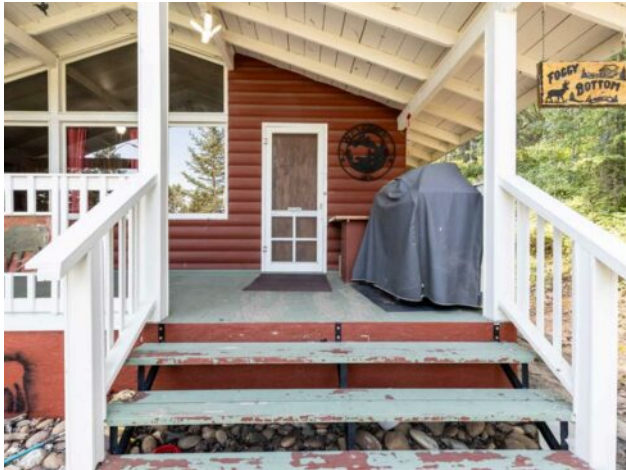


**GRASSROOTS**  
REALTY GROUP

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**605 3 Street**  
**Rural Cypress County, Alberta**

**MLS # A2222948**



**\$305,000**

<b>Division:</b>	Elkwater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	437 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Treed, Wooded		

<b>Heating:</b>	Baseboard	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	PP
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** Fridge , Stove, Window Coverings, Shed x2

Sometimes, a little escape from the day to day grind is needed. With the continuous hustle and bustle , taking a step back into something a bit more simple can be a relaxing , grounding experience. We are excited to show you the perfect little getaway just 40 minutes from Medicine Hat. Welcome to 605 3rd St located in Elkwater. This 3 season cabin (with potential to be 4-season) is tucked away on a good sized lot in the townsite of Elkwater, just steps from the gas station, restaurant and outdoor rink. With 2 good sized bedrooms, vaulted ceilings throughout and a wide open floor plan , this beauty is set up perfectly to host your family for those weekend getaways to the lake. The covered front porch is private and large , a perfect spot to enjoy those outdoor meals or just take in the quiet of the hills. The yard features two storage sheds and plenty of room for the fire pit and off-street parking. Elkwater is the perfect "mountain-esque" escape in the middle of the prairies. If you haven't been, you'll drive SE from Medicine Hat about 40 minutes, and when you come over the last hill and see the sprawling evergreens, you'll know your close. Tucked away in the Alberta side of Cypress Hills you'll find a boat-friendly lake , two other lakes for fishing/paddling , a fully operational ski hill , tons of hiking/biking trails and all the other amenities of a well ran provincial park. This cabin is a great spot for those looking for a simple and functional spot to enjoy for years and years to come.