



GRASSROOTS
REALTY GROUP

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7315 Township Road 110A
Rural Cypress County, Alberta

MLS # A2235006



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,942 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	26.83 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Private, Seasonal Water, Views		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Partial

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: Cistern, Spring

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 4-11-7-W4

Zoning: A2, Agriculture

Utilities: -

Inclusions: Fridge, Stove, OTR Microwave, Washer, Dryer, Deep Freeze, Central A/C, Window Coverings, 2 Pumps, 3 Sump Pumps, Bale Elevator, Gazebo, Shed, Bale Feeder, Pipes + Sprinklers for Irrigation System

Peace, Privacy & the Perfect Horse Property on 26.83 Acres . If you've been dreaming of wide-open space, room for your animals, and a beautifully updated home, this thoughtfully designed property is a must-see. Nestled along the scenic Seven Persons Creek, this 26.83-acre parcel offers peace, privacy, and a layout ideal for horse lovers, hobby farmers, or anyone seeking a rural lifestyle just minutes from town. The substantially renovated 1.5-storey home offers 1,942 sqft of warm and welcoming space. Enjoy hardwood floors throughout, an updated kitchen with stainless steel appliances, and a bright laundry/mudroom designed to keep rural life tidy. The spacious primary suite features a walk-in closet and a full ensuite for comfort and convenience. Upstairs, two additional bedrooms and/or home offices, and a cozy sitting area provide flexible options for family, guests, or quiet retreats. But it's outside where this property truly shines for equestrian enthusiasts. Every detail has been set up with horses in mind—from the large barn to secure corrals, and thoughtfully planned fencing (a mix of 4-strand barbed wire, straight wire, posts, and poles). Currently accommodating up to 12 horses, this is a turnkey opportunity for anyone wanting to ride, train, or board their animals at home. There's also a 50 x 50 fenced dog yard—perfect for your other four-legged companions—and Agricultural zoning allows for even more flexibility. With full SMRID water access from the creek to support your agricultural needs, plus a cistern and nearby fill station for the home, the infrastructure is already in place. The septic system is a tank and a field. Located near the friendly hamlet of Seven Persons, with schools, playgrounds, and amenities nearby, and just 10–15 minutes to Medicine Hat, you get the best of both worlds: country serenity with

city convenience. If you're searching for a rural property that's ready for you and your horses, this is it—don't miss the chance to make it yours! Average Utilities are: Gas \$80/month, Electricity \$400/month, Water (hailed in) \$2/1000 liters, 3-4 times per week = \$25/month