



GRASSROOTS
REALTY GROUP

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306 4 Avenue
Rural Cypress County, Alberta

MLS # A2237699



\$889,900

Division:	Elkwater		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,839 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Parking Pad, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Treed		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	PP, Provincial Park
Foundation:	Wood	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, BI dishwasher, Microwave, built-in indoor BBQ, Washer & Dryer, window coverings, Central A/C, Attached shelving, Garage Door Opener, Snooker Table and Accessories, Hot Tub, fridge and freezer, back up generator, gun case, retro red fridge, water softener, Furniture and accessories,

Located in the scenic lake community of Elkwater in the Cypress Hills, this beautifully maintained home offers over 2,500 square feet above grade and blends the charm of cottage life with modern, fun amenities. Bright, open living spaces, a fantastic kitchen, generous bedrooms, and multiple areas to gather make it ideal for family holidays, summer enjoyment, or year-round living. Surrounded by nature and close to hiking trails, the lake is just steps away, along with year-round outdoor activities. This thoughtfully constructed custom property is the perfect setting for relaxation, adventure, and creating lasting memories. The home features numerous recent upgrades, including a durable metal roof, vinyl plank flooring, fresh paint, triple-pane windows with heat-resistant film, updated Duradek, and more. Family fun is guaranteed in the massive games room with a custom snooker table. The basement offers amazing storage and workshop space—perfect for storing your water toys, motorcycles, and tools—or it could be transformed into a fun hangout for the kids! Buyers will love the uniquely designed kitchen, which includes an indoor BBQ and a fully equipped bar. Built for fun and entertainment, this cabin is the perfect place to start making memories.