



GRASSROOTS
REALTY GROUP

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425 3 Street
Rural Cypress County, Alberta

MLS # A2242667



\$589,800

Division:	Elkwater		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,253 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-8-3-W4
Exterior:	Mixed	Zoning:	PP, Provincial Park
Foundation:	None	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, Stove, TV Mounts, Ceiling fans, Washer, Dryer, hot tub "as is" Garage door opener "as is", 2 split units central Air, Attached TV's, Shed, Patio furniture, pergula, shelving in garage, garage fridge, deep freeze (Much of the furniture and accessories will stay as well)

Looking for the perfect Elkwater retreat? This loft-style chalet nestled in a beautiful setting of the Cypress Hills is the one you've been waiting for!! This property blends rustic charm with modern comforts, offering a cozy, character-filled atmosphere you'll be proud to call your own. From the handcrafted stone fireplace to the stunning pine staircase and details, every corner has been thoughtfully designed to capture the essence of cabin living, without compromising on convenience. The layout and soaring ceilings create a spacious, inviting feel, while heated tile flooring throughout the kitchen, living area, hallway, and main floor bedrooms ensures year-round comfort. Each room features its own temperature control for personalized coziness and there are two split unit a/c's for added comfort during the warmer months. NEW SHINGLES will be added to the main house, and much of the furniture will stay! Buyers will love the outdoor options for living from the pergola on concrete pad on the front to watch the world go by, the massive raised deck off the rear for views and sun bathing to the lower cozy deck off the back with Hot Tub area "hot tub as is" or the covered wrap around porch for BBQ and hanging out while it rains. The attached Garage is the perfect place to park your SeaDoo's, bikes and more! Additionally, for even more storage, there is a large custom shed!! This property is your personal slice of paradise. Don't miss this chance to live the lifestyle you've been dreaming of. Book your showing today and come see what makes this home truly special.