



**GRASSROOTS**  
REALTY GROUP

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10022 Highway 41  
Rural Cypress County, Alberta

MLS # A2244214



**\$595,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,279 sq.ft.	Age:	1943 (82 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	13.02 Acres		
Lot Feat:	Lawn, Many Trees, Other, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Concrete, Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	4-10-3-W4
Exterior:	Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** OTR Microwave, Refrigerator, Stove, Dishwasher, Washer, Dryer, Deep Freeze, Wood Stove in Basement + Shop, Propane Tanks x2, Garage Heater, Air Compressor (Negotiable) Wooden Workbench

13.02 Acres in Rural Cypress County! Escape to the quiet beauty of rural Cypress County with this 13.02-acre property that blends charm, functionality, and income potential. Located just a short drive from Elkwater, this fully fenced acreage is perfect for those craving wide-open spaces and a slower pace of life. The 1,279 sq. ft. home, originally built in 1943, was placed on a brand-new concrete foundation in 2002. It has seen some updates, including nearly all new windows (95%) and a durable metal roof (2022). Inside, the bright, welcoming layout features 2 bedrooms up and 2 down, 2 full bathrooms, a spacious living room, and an updated kitchen full of character. The basement offers a cozy wood stove, perfect for chilly winter nights. Electrical was updated in 2002. A massive 30x50 insulated garage/workshop, complete with a propane heater, offers endless possibilities for storage, hobbies, or a home-based business. The property is equipped with a septic and tank field system and is connected to the Elkwater Water Co-op (approx. \$600/year). Plus, it generates a guaranteed annual wind turbine income of \$2,500. Outdoors, you'll enjoy the 13.02 acres of land; including 4.5 acres of hayfield, an abundance of wild Saskatoon berry bushes, and plenty of room to garden, raise animals, or simply soak up the prairie views. Whether you're dreaming of a quiet homestead, hobby farm, or a country retreat with bonus income, this acreage offers it all—a rare find you won't want to miss!