



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22, 11418 Eagle Butte Road
Rural Cypress County, Alberta

MLS # A2245206



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,670 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Garage		
Lot Size:	2.57 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Private, Rectangular Lot, Views		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Silent Floor Joists	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

Incredible opportunity to own 2.53 acres just minutes from the city, offering breathtaking views, city water, and immediate possession! This walkout bungalow provides the perfect canvas to create your dream home. It features a double attached garage, spacious and sun-filled living areas, and direct access to a beautifully landscaped yard with a koi pond, gazebo, and firepit area — ideal for relaxing or entertaining. A standout feature is the massive 40' x 50' fully finished detached shop with metal cladding and its own bathroom — perfect for a home business, workshop, or storage. There's even a small corral in place, making it ready for a horse or hobby livestock. The home does need some work, but it's priced accordingly and offers tremendous upside for anyone willing to invest a little time and effort. Whether you're looking to build equity, customize a space to your taste, or simply enjoy the blend of rural charm and city convenience, this property has it all. With properties like this becoming harder to find — especially with city utilities and such versatile potential — this is your chance to act fast. Don't miss out on this rare opportunity for space, views, and value all in one