



GRASSROOTS
REALTY GROUP

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7502 Old TransCanada Highway
Rural Cypress County, Alberta

MLS # A2257536



\$374,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,317 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	2.39 Acres		
Lot Feat:	No Neighbours Behind, Other, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Other	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	6-14-7-W4
Exterior:	Wood Frame	Zoning:	A2, Agriculture
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Window Coverings, Sheds, 3 Horse Shelters, Water Softener, Brine Tank, Pressure Tank

If you've been dreaming of country living without the high price tag or long commute, this 2.39 acre property is the perfect fit. Located only 10 minutes from the city, it offers the peace and quiet of the prairies while still keeping you close to all the conveniences of town. The 3 bedroom, 1.5 bathroom home has been refreshed with new shingles, carpet, paint and more, making it move-in ready. An open concept living, dining, and kitchen area creates a bright, welcoming space for daily life and entertaining. The large primary bedroom includes its own 2-piece ensuite and a walk-in closet, providing both comfort and function. Step outside onto the expansive covered deck on the west side of the home and take in the wide-open prairie views, perfect for enjoying summer evenings and unforgettable sunsets. This acreage is well set up with multiple sheds, a barn, 3 40x40 horse pens with shelters, and plenty of open land with endless possibilities. Whether you've always wanted space for animals, a hobby farm, or simply room for your family to grow and explore, this property is full of potential. This listing combines affordability, space, and convenience. Peaceful acreage living is closer and more attainable, than you think.