



GRASSROOTS
REALTY GROUP

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7106 Highway 523
Rural Cypress County, Alberta

MLS # A2257819



\$654,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,344 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	4.29 Acres		
Lot Feat:	Landscaped, No Neighbours Behind, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Dugout, Other
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-12-7-W4
Exterior:	Brick, Stone	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: central AC, microwave, sump pump, all sheds, water tank and filling hose, house water pump in pumphouse, all irrigation lines/sprinklers/pump, zero turn mower, corral panels

Just 7 minutes from Medicine Hat city limits in one of the area's most sought-after acreage locations, this 4.29-acre property offers a rare blend of country living, business potential, and modern convenience. The large raised brick bungalow measures 1,384 sq. ft. and features an open concept main living space that is perfect for entertaining. The main floor hosts two spacious bedrooms, while the lower level offers two additional oversized bedrooms, giving you four in total, as well as two bathrooms for family comfort - one of which being an ensuite in the primary bedroom. Pride of ownership shows throughout with extensive updates including triple-pane windows (2019), a propane furnace (2011), an electric hot water tank (2024), central air conditioning (2023), and multiple newer appliances including fridge, stove, microwave, washer, and dryer. A wood-burning fireplace adds character and warmth through the winter months, and high-speed internet is available, making it easy to work from home. What truly sets this acreage apart is its Agricultural District 2 (A-2) zoning, which provides a greater range of permitted uses than other acreage properties of this size. This means more opportunities for agricultural production, animal boarding/breeding, or even small business operations right from home. The property is exceptionally well-equipped with a pole barn featuring an insulated shop area on a concrete pad with 220V power, a small riding arena, multiple corrals, and a collection of outbuildings and sheds for storage or hobby use. Power is provided through EQUS, with 110V and 220V service feeding the house, barn, and pumphouse. Yard irrigation water is supplied seasonally through SMRID with an annual membership, feeding into a dugout that can irrigate much of the property. A dual-chamber concrete septic system services the home reliably, and propane is

delivered via a leased tank from Co-op, typically filled twice yearly. The home's potable water system is thoughtfully designed, with a 1,250-gallon above-ground storage tank near the pumphouse supplying pressurized water to the house. Yard hydrants are also tied into the system, with one operational near the home and another in the barn (requiring repair). Surrounding the home are mature trees, open pasture, and the flexibility of over four acres of usable land that can accommodate everything from gardening to livestock to recreational activities. This acreage is the complete package - an updated, comfortable family home combined with extensive infrastructure for hobby farming, equestrian use, or business operations, all in a prime location just minutes from city amenities. Properties with this combination of space, zoning, and improvements are seldom available, making this an outstanding opportunity for anyone looking to secure a true lifestyle acreage in the Medicine Hat area.