



**GRASSROOTS**  
REALTY GROUP

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11317 Highway 41  
Rural Cypress County, Alberta

MLS # A2279128



**\$450,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,150 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	14.64 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Other, Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	22-11-3-W4
Exterior:	Mixed	Zoning:	A2, AGRICULTURE
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

14.64 Acres in Rural Cypress County. Welcome to peaceful country living on this 14.64-acre property located in rural Cypress County, just a short drive from Medicine Hat. Fully fenced and surrounded by wide-open prairie views, this acreage is ideal for those looking for privacy, space, and a relaxed rural lifestyle. The 1,150 sq. ft. home was originally built in 1976 (Manufactured Home - Double Wide) and placed on a wood foundation in the mid-1990s. As you enter, you'll notice the abundance of natural light that fills the home, creating a warm and inviting atmosphere. The main level features three comfortable bedrooms, a 4-piece bathroom, and convenient main-floor laundry. The basement offers even more living space with a large family room, an additional bedroom or den, plenty of storage, and a second 4-piece bathroom. Several updates have been completed, including improvements to the HVAC system and plumbing. Outside, the 14.64 acres provide endless opportunities—room for gardening, raising animals, or creating your own hobby farm. Whether you're looking to enjoy the quiet of the countryside or build your dream rural lifestyle, this property offers the space and potential to make it your own.