



**11317 Highway 41  
Rural Cypress County, Alberta**

**MLS # A2279128**



**\$450,000**

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

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