



**7502 Old Trans Canada Highway  
Rural Cypress County, Alberta**

**MLS # A2286024**



**\$337,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	2.39 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Other, Private, See Remarks		

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

**Inclusions:** Fridge, Stove, Window Coverings, 4 Sheds, 3 Horse Shelters, Water Softener (AS IS - hasn't been used in 15 years but worked fine the last time it was used), Brine Tank, Pressure Tank, Reverse Osmosis System Under Kitchen Sink (AS IS - not installed)

If country living has been on your wish list, but the price tag and commute haven't, this 2.39-acre property offers the perfect balance. Just 10 minutes from the city, you'll enjoy peaceful prairie views without giving up everyday conveniences. This refreshed 3-bedroom, 1.5-bathroom home is move-in ready with new shingles, carpet, paint, and more. The open-concept living, dining, and kitchen area creates a bright, welcoming space that's ideal for both daily living and entertaining. The spacious primary bedroom features a walk-in closet and private 2-piece ensuite, offering comfort and functionality. Step outside to the expansive west-facing covered deck and take in endless prairie skies, stunning sunsets, and quiet summer evenings. The property is thoughtfully set up with multiple sheds, a barn, three 40x40 horse pens with shelters, and plenty of open land ready for your vision. Whether you're dreaming of animals, a hobby farm, or simply more room for your family to grow, this acreage is full of opportunity. Affordable, spacious, and conveniently located. Peaceful acreage living is closer than you think.