



**7105 Township Road 124  
Rural Cypress County, Alberta**

**MLS # A2301324**



**\$694,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,457 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	6.50 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Private, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-12-7-W4
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	CR2, Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Fridge, Gas Stove (as is), Dishwasher, Microwave, Hood Fan, Washer, Dryer, Deep Freezer, 2 Garage Door Remotes, All window coverings, 2 portable air conditioners, UGS (as is), 3 TV Mounts, Riding Lawn Mower, Garage Shelves, Dehumidifier, Pressure Pump, Septic Tank, Septic Alarm, 625 Gallon Cistern (Water Tank in Mechanical Room), Bell Satellite Dish

Welcome to acreage living just minutes from the city! Situated on 6.5 acres only 9 km from city limits with paved road access, this well-maintained property offers the perfect balance of space, functionality, and convenience. The home features 4 bedrooms and 3 bathrooms with 9-foot ceilings on the main floor that create a bright, open feel throughout. The beautiful kitchen is equipped with stainless steel appliances and a large island. Just off the living room, there is access to a large deck—perfect for enjoying the peaceful surroundings and outdoor living. The property is serviced with City Water through Westside Water Co-op and includes SMRID irrigation water rights, ideal for maintaining the yard and land. The 30' x 40' detached garage/shop is a standout, offering 14-foot ceilings, two overhead doors (12' x 10' and 7' x 16'), and a gas line already in place. For those with equestrian interests, the property also includes a 100' x 100' outdoor riding arena, horse shelter, and automatic heated waterer. Recent updates provide peace of mind, including new class 4 shingles on the house (2022), new windows and doors (2021), and a new septic tank (2025). Additional features include heated flooring in the basement bathroom and Starlink internet availability. This property delivers the best of acreage living with quick and easy access to the city.