



9023 Highway 41  
Rural Cypress County, Alberta

MLS # A2120977



**\$369,600**

<b>Division:</b>	Elkwater		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	360 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	-
<b>Garage:</b>	None		
<b>Lot Size:</b>	8.92 Acres		
<b>Lot Feat:</b>	Native Plants, Rolling Slope, Treed, Views		

<b>Heating:</b>	Wood Stove	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	None
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	2-9-3-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A2, Agriculture
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Solar equipment

Welcome home to this recreational, OFF THE GRID state of the art haven located on 8.92 acres just 5 minutes from the ultimate recreational opportunities of Elkwater which provides you with beaches, boating, hiking, skiing, biking and so much more! This acreage has been re-imagined by Art's Excavating and features a safe and trailer friendly entry, two gravel pad trailer sites and a large berm for privacy. The beautiful, curved driveway meanders towards the custom, "off the grid cabin" which is host to spectacular views of the Cypress Hills, rolling pastures and a tranquil pond with plenty of trees and an abundance of firewood. The pond also has a new culvert in place providing for a great drainage system. The property has been newly fully fenced with 4 strand barb wire with a rail entryway and steel gate. Imagine yourself in the cozy little cabin with 9' ceilings and tongue and groove pine throughout, curled up in front of the wood stove (WET certified) or enjoying your morning coffee listening to the birds and watching the wildlife from the 140 sq. ft. timber frame deck. The cabin has been thoughtfully designed with a beautiful kitchen, which includes off grid appliances, a retro style fridge, complete with a bottom freezer and a gas cook top stove, granite counter tops, sitting area and a tucked away custom murphy bed which helps to maximize the open concept space. The "bath house" takes you back to yester-year where you light the fire in the woodstove and heat your water for your bath / shower while you enjoy the cozy warm ambiance. WORRIED ABOUT THE COST OF UTILITIES? Nothing to worry about here! This property is totally off the grid with the state of the art solar system wired for A.C. and D.C. power, designed by Sunfire Systems with plenty of power for all your recreational needs. The panels

are designed to accommodate both the summer and winter seasons, so there's no worries when using the property year round. The water system is designed to accommodate a cistern to gravity feed the cabin for future convenience. There's a wood and tool shed just steps away to shield your firewood and tools from the elements. A metal roof on the outbuildings & the Hardy Plank exteriors should keep everything in great condition for years to come. Just imagine GETTING AWAY FROM EVERYTHING! Have your family and friends come and bring their RV's and share in the peace and tranquility and the convenience of the closeness of the Provincial Park as well as the city. This is GLAMPING like you have never imagined! A full list of all the added features is available. Come and check out this wonderful property and explore the amazing possibilities it can provide.