



**5013 Township Road 110
Rural Cypress County, Alberta**

MLS # A2132248



\$858,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,412 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	153.00 Acres		
Lot Feat:	Other, Rolling Slope		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Dugout, Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-10-5-W4
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	A2-Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Central Air Conditioner, Window Coverings, Garage Door Opener & 1 Remote.

You will feel right at home in this perfect family homestead situated on 153 acres only 10 kms south of Eagle Butte High School, Dunmore, Alberta and only 15 minutes drive from the Medicine Hat Mall. The property has numerous outbuildings, including a 70x45 Steel Quonset with concrete floor, 26x16 Workshop, 19x12 Woodshed, 2 Insulated Chicken coops, Livestock corral system, Sheds & Shelter, a Large Dugout, AND a 4 person Wood Stove Sauna! There is an awesome view of the City Lights and plenty of room for the growing family in this large fully developed 4 level split built in 1980. There is over 1400 sq ft above grade (over 2600 sq ft total living space) which has had some really great updates in recent years such as newer Vinyl Windows, Central Air Conditioner in 2020, Shingles in 2018, The Furnace was replaced around 2010. The main level has a large living room, dining area with patio doors to the covered deck, a huge country style kitchen with ample countertops and cupboard space. On the upper level are 3 good sized bedrooms and a 4 piece bath. The 3rd level has a large family room and another 4 piece bath and access to an oversized single 18x26 Attached Garage!. The lower 4th level has yet another large recreation room and huge laundry/utility room. The buyer may want to look at supplementing their income by subdividing the homestead and selling some farmland, which is predominately used for grazing cow & calf pairs, is fenced and cross fenced with 3 & 4 wire and with mix/hay. A local farmer has expressed interest in purchasing in purchasing 132 acres. All Appliances Stay. Check out the 3D Virtual Tour attached and make an appointment for a private viewing.