



**10329 202 Township**  
**Rural Cypress County, Alberta**

**MLS # A2133683**



**\$417,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Double Wide Mobile Home		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	15.70 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees, Pasture, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	9-20-10-W4
<b>Exterior:</b>	Metal Siding , Vinyl Siding	<b>Zoning:</b>	Agriculture District 2
<b>Foundation:</b>	Piling(s), Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Please ask for a detailed list of inclusions and exclusions as well as a list of the negotiable items that could be considered.

Welcome to your dream homestead! This expansive 15.7 acre property offers a unique blend of rural tranquility and modern convenience, perfectly suited for a variety of lifestyles. **THE LAND:** This peaceful retreat has it all. Spanning 15.7 acres, the land is a perfect mix of open space and functional amenities. The acreage provides ample room for livestock pursuits, gardening and enjoying the great outdoors. **THE HOME:** The charming 5 bedroom, 2 bathroom home is spacious (over 2000 sq ft), comfortable and functional with plenty of natural light, this residence is ideal for family living and entertaining featuring many upgrades and improvements in recent years. **THE SHOP:** A well-equipped 36x48 shop provides the perfect space for hobbies, projects or running a home based business. With plenty of room for tools and equipment, this versatile space is a standout feature. **THE CORRALS AND ANIMAL SHELTERS:** Ideal for animal lovers or aspiring ranchers, the property includes well-maintained corrals, animal shelters, a calving barn and so much more. These facilities make it easy to care for a variety of livestock, horses or other animals. **THE LOCATION:** Nestled in a serene rural setting, this property offers peace and privacy while still being accessible to nearby amenities. Jenner is a 10 minute drive and offers a Fuel/Convenience Store, K-9 School, Arena and more. Brooks is approximately 40 minutes and Medicine Hat is approximately an hour away. Enjoy the best of both worlds with countryside living and convenient access to local towns and services. This exceptional property, at this price point is a rare find, offering endless opportunities for those seeking a rural lifestyle without compromising on comfort. Don't miss your chance to own this versatile and picturesque estate. Schedule a viewing with your favourite agent today to see the value for

yourself and start imagining the possibilities!