



GRASSROOTS
REALTY GROUP

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8 Mavista Acres Rural Cypress County, Alberta

MLS # A2212081



\$598,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,306 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 5 | Baths: | 1 full / 1 half |
| Garage: | RV Access/Parking, Single Garage Detached | | |
| Lot Size: | 1.96 Acres | | |
| Lot Feat: | Back Yard, Cleared, Creek/River/Stream/Pond, Landscaped, Lawn, Many Tre | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Boiler | Water: | Co-operative |
| Floors: | Carpet, Hardwood, Wood | Sewer: | Septic Field |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 36-11-3-W4 |
| Exterior: | Log | Zoning: | CR-1, Country Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: Fridge, Stove, BI Dishwasher, OTR Microwave, Window Coverings, Window A/C Portable units (2), All Out Buildings, Hot Tub and accessories, Washer and Dryer, out side 3 gazebos, ride lawn mower, fountain, 2 upright freezers, 1 fridge, chest freezer, 2 tv mounts and tvs (bedrooms), Above ground Pool and accessories, Play Houses, Sheds, Trampoline, BBQ,

Welcome to this one-of-a-kind log home nestled on a private acreage in the peaceful community of Mavista Acres, east of Medicine Hat. Crafted with care and pride, this log home is full of warmth and character, offering a rare opportunity to enjoy country living in a vibrant, family-friendly neighbourhood. Set beside a quiet creek, the property offers the perfect mix of open space, mature trees, and natural beauty—ideal for those dreaming of a hobby farm, bountiful garden, or simply more room to roam. The home features 5 bedrooms, generous family living spaces, and a large wood-burning fireplace that brings comfort and charm to the heart of the home. Thoughtful upgrades have been completed over the years including but not exclusive to the Metal Roof, Boiler, decks, Kitchen & vinyl Windows; while maintaining the official beauty and warmth of the original craftsmanship. Whether you’re raising a family, seeking space for creative pursuits, or simply looking to embrace a quieter lifestyle connected to nature, this property offers the freedom to live how you like.