



5 - 6219A Highway #3
Rural Cypress County, Alberta

MLS # A2313414



\$740,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,088 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	2.57 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-12-6-W4
Exterior:	Brick, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Jetted Tub, Storage, Walk-In Closet(s)		

Inclusions: Stove, fridge, dishwasher built-in, hood fan, microwave, washer & dryer, window blinds, gazebo, garage door opener + remote, shop door opener, central air conditioner, central vacuum + attachments, underground sprinklers, jetted tub, 900 gallon portable water tank, gas BBQ, 2 sheds, video security system.

Escape to your own private oasis just minutes from the city! Situated on 2.57 beautifully maintained acres less than 1 km from the city limits along Highway #3, this well kept acreage offers the perfect blend of peaceful country living and convenient access to town amenities. This fully developed 1,088 sq. ft. bungalow features 3 bedrooms, 2 full bathrooms, and a functional layout ideal for families or anyone seeking extra space both inside and out. The bright and spacious main floor offers a welcoming living room that flows seamlessly into the kitchen and dining area. The kitchen comes complete with all appliances, ample cabinetry, and generous counter space. Patio doors lead out to a large deck overlooking the stunning landscaped yard, creating the perfect setting for relaxing or entertaining. The main level also hosts the primary bedroom featuring a walk-in closet and convenient sink area for freshening up, an additional bedroom, and a 4 piece bathroom complete with a jetted tub. The fully finished basement provides even more living space with a large family room, additional bedroom, 4 piece bathroom, and laundry room. Outside, the property truly shines with its mature landscaping, calming pond off the deck, fire pit area, RV parking, and two storage sheds. Car enthusiasts, hobbyists, or business owners will appreciate the incredible garage and shop space, including a double attached garage, single detached garage, and an impressive 74' x 22' heated shop with a 12' overhead door. Additional features include a 3,500-gallon in-ground cistern for household water, well water for the yard, built-in vacuum system, water recycling system, high-efficiency furnace and air conditioner (2019), new heat pump and hot water tank (2024), and roof redone in 2017. A rare opportunity to own a beautifully cared for acreage with exceptional extras, all just

minutes from city convenience.