



26 6 Avenue
Rural Cypress County, Alberta

MLS # A2314788



\$1,165,000

Division:	Elkwater		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,594 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	4
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	24-8-3-W4
Exterior:	Concrete, Log, Stone	Zoning:	PP, PROVINCIAL PARK
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: gas stove, BI dishwasher , fridge, microwave, trash compactor, garburator, blinds, central AC, heater on main deck, washer(as is) & dryer

Welcome to this stunning custom-built two-storey home nestled in the heart of beautiful Elkwater. Offering approximately 2,594 square feet of thoughtfully designed living space, this private retreat perfectly blends rustic cottage charm with modern comfort. Featuring five spacious bedrooms and four bathrooms, this exceptional home is designed for both relaxing family living and entertaining guests. Warm hardwood flooring flows throughout the home, while two wood-burning fireplaces create a cozy and inviting atmosphere year-round. The custom cottage-inspired décor gives the home a warm, timeless feel, complemented by durable Hardie board siding and a metal roof built to withstand the elements with style and longevity. Step outside onto the expansive deck complete with an outdoor heater, making it the perfect space to enjoy peaceful mornings, cool evenings, and everything in between. The private setting offers tranquility and seclusion, while the rear covered parking adds convenience and practicality. Whether you're looking for a family getaway or entertaining retreat, this one-of-a-kind Elkwater property offers comfort, character, and exceptional craftsmanship in an unbeatable location.