



GRASSROOTS
REALTY GROUP

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113 5 Avenue
Rural Cypress County, Alberta

MLS # A2333847



\$437,500

Division:	Elkwater		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Rubber	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Unknown	Zoning:	PP
Foundation:	Piling(s)	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Window Coverings, Storage Shed, Window Air Conditioner, Furniture (negotiable)

EVERYTHING A CABIN SHOULD BE! Here is your opportunity to secure an affordable Elkwater cabin that your family can enjoy for generations. The location of this little gem is the best of both worlds - tucked away in the trees on a quiet street, but still just a short walk away from the beach to enjoy some time at the lake with your kayaks, paddle boards, or fishing rods. This 3 bedroom beauty offers a spacious livingroom with large windows and wood burning fireplace, a 3 pc bathroom, handy kitchen and large dining area. Sit on the large deck and catch a glimpse of the lake through the surrounding trees that offer shelter from the elements. The private yard provides a firepit area, storage shed, flowerbeds, and parking pad large enough for two vehicles. New hot water tank and bathroom taps in 2024, and new glass railings on the deck in 2025. The seller has indicated that most furniture is negotiable in order to make this a turn-key opportunity for the lucky buyers. This cabin is on leased land with plenty of term remaining on the existing lease that expires in Sept 2039. Elkwater is a popular townsite in the Cypress Hills Provincial Park, offering beautiful campgrounds, boat launch, ski hill, 9-hole golf course, hiking trails, playground, outdoor rink, and numerous other amenities, all just 40 minutes from Medicine Hat.