



GRASSROOTS
REALTY GROUP

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**10302 Black & White Trail
Rural Cypress County, Alberta**

MLS # A2346356



\$789,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,837 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	1.92 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	23-10-6-W4
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	A2, Agriculture
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: WOOD FIREPLACE, FRIDGE, GAS STOVE, DISHWASHER, WASHER, DRYER, WATER FILTRATION SYSTEM, GARAGE DOOR OPENER, GAS HEATER, INTERNET EQUIPMENT (XPLORENET)

Fulfill your dream of acreage living! This spacious 2 Storey home was completed in 2007 but has had substantial renovations in 2025/26 . NEW appliances , NEW flooring , NEW water filtration system, renovated kitchen and bathrooms. Great location just a 10 minute drive south of Medicine Hat with paved highway all the way to the entry road. The main floor creates a nice sense of space with vaulted ceilings and an open Kitchen / Dining / Living room with a cozy wood burning fireplace. There are also two good sized bedrooms , a full bathroom, and a convenient main floor laundry room on this level. The entire upper floor is the Primary Bedroom retreat with a full ensuite and ample closets, a computer nook, and additional storage space. The full basement holds 2 additional bedrooms , the third full bathroom, a generously sized family room, and the utility room with extra storage space. Perched on a 2 acre lot , this home enjoys Panoramic Views from both the front and back deck. Farmland, City Skyline views, and the Cypress Hills. To top it off there is a heated and insulated 42 x 42 SHOP with 3 overhead doors ,and 200amp plugs , as well as an older detached 24 x 24 garage. No shortage of space for the car enthusiast or perhaps a home based business. Take a look then make the move to the peace and quiet of country life!