

# \$595,000 - 10022 Highway 41, Rural Cypress County

MLS® #A2244214

**\$595,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft  
Residential on 13.02 Acres

NONE, Rural Cypress County, Alberta

13.02 Acres in Rural Cypress County! Escape to the quiet beauty of rural Cypress County with this 13.02-acre property that blends charm, functionality, and income potential. Located just a short drive from Elkwater, this fully fenced acreage is perfect for those craving wide-open spaces and a slower pace of life. The 1,279 sq. ft. home, originally built in 1943, was placed on a brand-new concrete foundation in 2002. It has seen some updates, including nearly all new windows (95%) and a durable metal roof (2022). Inside, the bright, welcoming layout features 2 bedrooms up and 2 down, 2 full bathrooms, a spacious living room, and an updated kitchen full of character. The basement offers a cozy wood stove, perfect for chilly winter nights. Electrical was updated in 2002. A massive 30x50 insulated garage/workshop, complete with a propane heater, offers endless possibilities for storage, hobbies, or a home-based business. The property is equipped with a septic and tank field system and is connected to the Elkwater Water Co-op (approx. \$600/year). Plus, it generates a guaranteed annual wind turbine income of \$2,500. Outdoors, you'll enjoy the 13.02 acres of land; including 4.5 acres of hayfield, an abundance of wild Saskatoon berry bushes, and plenty of room to garden, raise animals, or simply soak up the prairie views. Whether you're dreaming of a quiet homestead, hobby farm, or a country retreat with bonus income, this acreage offers it all—a rare find you won't want to miss!



Built in 1943

## Essential Information

MLS® #	A2244214
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	13.02
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	10022 Highway 41
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1C0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Other  
Lot Description        Lawn, Many Trees, Private, See Remarks, Other  
Roof                      Metal  
Construction           Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              July 29th, 2025  
Days on Market        2  
Zoning                    A2, Agriculture

**Listing Details**

Listing Office            RE/MAX MEDALTA REAL ESTATE

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