

# \$825,000 - 7306 Highway 523, Rural Cypress County

MLS® #A2197525

**\$825,000**

3 Bedroom, 2.00 Bathroom, 2,645 sqft  
Residential on 11.49 Acres

NONE, Rural Cypress County, Alberta

Nestled less than 15 minutes from Medicine Hat on the sought-after Holsom Road, this expansive 2,645 sq. ft. ranch-style bungalow offers the perfect blend of country living and convenience. Boasting 3 bedrooms and 2 bathrooms, with potential to add more bedrooms, this home sits on a beautifully landscaped and treed 11.49-acre property. The home features numerous upgrades over the years, including vinyl windows, updated shingles, newer appliances, and refreshed fixtures and décor. A water cistern provides household water, while a reverse osmosis system connects the home to the dugout. The property also includes a septic tank and field system. Outdoor amenities abound, with underground sprinklers, a dugout for irrigation, and an impressive array of outbuildings: Attached carport and single garage, Detached double heated garage (28 x 30), Massive heated workshop (26 x 58), 42 x 72 Quonset with a concrete pad, Barn and pumphouse! This hidden gem offers total privacy, while still being just minutes away from camping, fishing, and city amenities. Don't miss the chance to own this incredible property—call today to book your viewing!

Built in 1965

## Essential Information

MLS® #	A2197525
Price	\$825,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,645
Acres	11.49
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	7306 Highway 523
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B4C7

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Satellite Internet Available, Underground Utilities
Parking Spaces	10
Parking	Double Garage Detached, Single Garage Attached, Attached Carport
# of Garages	4

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Satellite TV Dish, Water Conditioner, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Combination

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	31
Zoning	CR-1, Country Residential

### **Listing Details**

Listing Office	CIR REALTY
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