

\$749,000 - 7315 Township Road 110a, Rural Cypress County

MLS® #A2235006

\$749,000

3 Bedroom, 3.00 Bathroom, 1,942 sqft
Residential on 26.83 Acres

NONE, Rural Cypress County, Alberta

Peace, Privacy & the Perfect Horse Property on 26.83 Acres . If you've been dreaming of wide-open space, room for your animals, and a beautifully updated home, this thoughtfully designed property is a must-see. Nestled along the scenic Seven Persons Creek, this 26.83-acre parcel offers peace, privacy, and a layout ideal for horse lovers, hobby farmers, or anyone seeking a rural lifestyle just minutes from town. The substantially renovated 1.5-storey home offers 1,942 sqft of warm and welcoming space. Enjoy hardwood floors throughout, an updated kitchen with stainless steel appliances, and a bright laundry/mudroom designed to keep rural life tidy. The spacious primary suite features a walk-in closet and a full ensuite for comfort and convenience. Upstairs, two additional bedrooms and/or home offices, and a cozy sitting area provide flexible options for family, guests, or quiet retreats. But it's outside where this property truly shines for equestrian enthusiasts. Every detail has been set up with horses in mind—from the large barn to secure corrals, and thoughtfully planned fencing (a mix of 4-strand barbed wire, straight wire, posts, and poles). Currently accommodating up to 12 horses, this is a turnkey opportunity for anyone wanting to ride, train, or board their animals at home. There's also a 50 x 50 fenced dog yard—perfect for your other four-legged companions—and Agricultural



zoning allows for even more flexibility. With full SMRID water access from the creek to support your agricultural needs, plus a cistern and nearby fill station for the home, the infrastructure is already in place. The septic system is a tank and a field. Located near the friendly hamlet of Seven Persons, with schools, playgrounds, and amenities nearby, and just 10–15 minutes to Medicine Hat, you get the best of both worlds: country serenity with city convenience. If you’re searching for a rural property that’s ready for you and your horses, this is it—don’t miss the chance to make it yours! Average Utilities are: Gas \$80/month, Electricity \$400/month, Water (hailed in) \$2/1000 liters, 3-4 times per week = \$25/month

Built in 1962

Essential Information

MLS® #	A2235006
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,942
Acres	26.83
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	7315 Township Road 110a
Subdivision	NONE
City	Rural Cypress County
County	Cypress County

Province	Alberta
Postal Code	T0J 1Z0

Amenities

Parking	Gravel Driveway, None
---------	-----------------------

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Landscaped, Private, Seasonal Water, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	78
Zoning	A2, Agriculture

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.