

# \$539,000 - 2, 11204 83 Township, Rural Forty Mile No. 8, County of

---

MLS® #A2212109

**\$539,000**

3 Bedroom, 2.00 Bathroom, 1,856 sqft  
Residential on 2.00 Acres

NONE, Rural Forty Mile No. 8, County of, Alberta

Enjoy quiet country waterfront living just 60 minutes from the City of Medicine Hat! Still time to put your own stamp on this almost complete two-story situated on 2 acres of quiet and peaceful land in the County of Forty Mile. The panoramic views are endless on the main floor of this custom home! The main floor is filled with natural light from all your large windows. The gorgeous large kitchen with espresso maple cabinetry, stainless appliances, and a large eat at bar area is an entertainer's dream! The open concept living room features a corner gas fireplace for those cozy winter evenings! Also, on the main level you will find the large primary bedroom with a walk-in closet conveniently hosting the main floor laundry. A 3-piece bathroom with large walk-in tile shower completes this level. The second level of this home is awaiting your final touches but offers a large bonus space, 2 additional large bedrooms, and a bathroom. The triple detached garage offers plenty of space for your vehicles and tools, the attic space in the garage offers the opportunity for another fabulous living space once finished. The outdoor living areas of this home are inviting from the hot tub on the side patio to the large patio area overlooking 40 mile reservoir directly off your kitchen and living room. You can create many great memories with your family and friends at this lake home



with direct access to the water with a private dock, and evenings on your patio with homemade pizzas from your outdoor pizza oven and sharing stories around your gas fire table!

Built in 2019

### Essential Information

MLS® #	A2212109
Price	\$539,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,856
Acres	2.00
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	2, 11204 83 Township
Subdivision	NONE
City	Rural Forty Mile No. 8, County of
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

### Amenities

Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	71
Zoning	CR

## 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.