

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

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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 youâ€™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 itâ€™s outside where this property truly shines for equestrian enthusiasts. Every detail has been set up with horses in mindâ€”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. Thereâ€™s also a 50 x 50 fenced dog yardâ€”perfect for your other four-legged companionsâ€”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
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### 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	74
Zoning	A2, Agriculture

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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