

# \$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 |
|---------|-----------------------|

### 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 | 79              |
| Zoning         | A2, Agriculture |

### Listing Details

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

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