

# \$425,000 - 113 5 Avenue, Rural Cypress County

MLS® #A2231985

**\$425,000**

3 Bedroom, 1.00 Bathroom, 972 sqft

Residential on 0.14 Acres

Elkwater, Rural Cypress County, Alberta

THIS IS IT! Your chance to secure an affordable Elkwater cabin that your family can enjoy for generations. The location of this little gem is the best of both worlds - tucked away in the trees on a quiet street, but still just a short walk away from the beach to enjoy some time on the lake with your paddle boards or kayaks.

This 3 bedroom beauty offers a spacious livingroom with large windows and wood burning fireplace, a 3pc bathroom, handy kitchen and large dining area. Sit on the large deck and catch a glimpse of the lake through the surrounding trees that offer shelter from the elements. The private yard provides a firepit area, storage shed, flowerbeds, and space for parking. New hot water tank and bathroom taps in 2024, freshly stained deck in June 2025. The seller has indicated that most furniture is negotiable in order to make this a turn-key opportunity for the new owners. This cabin is on leased land with plenty of term remaining on the existing lease that expires in Sept 2039. Elkwater is a popular townsite in the Cypress Hills Provincial Park, offering beautiful campgrounds, boat launch, ski hill, 9-hole golf course, and numerous other amenities, all just 40 minutes from Medicine Hat.

Built in 1959

## Essential Information

MLS® #

A2231985



Price	\$425,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	113 5 Avenue
Subdivision	Elkwater
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1C0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Many Trees
Roof	Rubber
Construction	Wood Siding

Foundation                      Piling(s)

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                2  
Zoning                              PP

**Listing Details**

Listing Office                    ROYAL LEPAGE COMMUNITY REALTY

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