

# \$749,900 - 22, 11418 Eagle Butte Road, Rural Cypress County

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MLS® #A2245206

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,670 sqft  
Residential on 2.57 Acres

NONE, Rural Cypress County, Alberta

Incredible opportunity to own 2.53 acres just minutes from the city, offering breathtaking views, city water, and immediate possession! This walkout bungalow provides the perfect canvas to create your dream home. It features a double attached garage, spacious and sun-filled living areas, and direct access to a beautifully landscaped yard with a koi pond, gazebo, and firepit area – ideal for relaxing or entertaining.

A standout feature is the massive 40' x 50' fully finished detached shop with metal cladding and its own bathroom – perfect for a home business, workshop, or storage. There's even a small corral in place, making it ready for a horse or hobby livestock.

The home does need some work, but it's priced accordingly and offers tremendous upside for anyone willing to invest a little time and effort. Whether you're looking to build equity, customize a space to your taste, or simply enjoy the blend of rural charm and city convenience, this property has it all. With properties like this becoming harder to find – especially with city utilities and such versatile potential – this is your chance to act fast. Don't miss out on this rare opportunity for space, views, and value all in one

Built in 1996

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2245206                                  |
| Price          | \$749,900                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 1,670                                     |
| Acres          | 2.57                                      |
| Year Built     | 1996                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 22, 11418 Eagle Butte Road |
| Subdivision | NONE                       |
| City        | Rural Cypress County       |
| County      | Cypress County             |
| Province    | Alberta                    |
| Postal Code | T1B 0H9                    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 5                                 |
| Parking        | Double Garage Attached, RV Garage |
| # of Garages   | 5                                 |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                          |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Walk-Out                                                                                         |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Other                                                 |
| Lot Description   | Fruit Trees/Shrub(s), Private, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                       |

|              |                               |
|--------------|-------------------------------|
| Construction | Concrete, Silent Floor Joists |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 1st, 2025          |
| Days on Market | 26                        |
| Zoning         | CR-1, Country Residential |

**Listing Details**

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

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