

# \$305,000 - 605 3 Street, Rural Cypress County

MLS® #A2222948

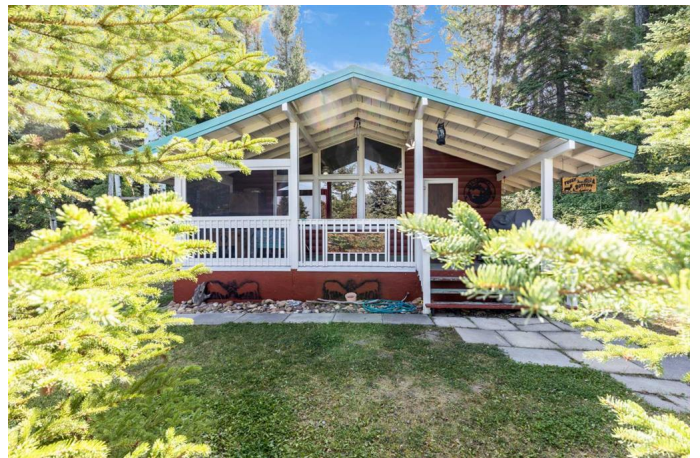
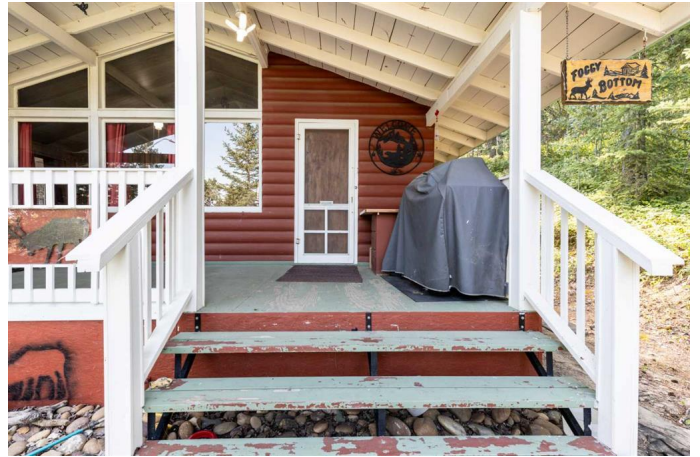
**\$305,000**

2 Bedroom, 1.00 Bathroom, 437 sqft

Residential on 0.14 Acres

Elkwater, Rural Cypress County, Alberta

Sometimes, a little escape from the day to day grind is needed. With the continuous hustle and bustle, taking a step back into something a bit more simple can be a relaxing, grounding experience. We are excited to show you the perfect little getaway just 40 minutes from Medicine Hat. Welcome to 605 3rd St located in Elkwater. This 3 season cabin (with potential to be 4-season) is tucked away on a good sized lot in the townsite of Elkwater, just steps from the gas station, restaurant and outdoor rink. With 2 good sized bedrooms, vaulted ceilings throughout and a wide open floor plan, this beauty is set up perfectly to host your family for those weekend getaways to the lake. The covered front porch is private and large, a perfect spot to enjoy those outdoor meals or just take in the quiet of the hills. The yard features two storage sheds and plenty of room for the fire pit and off-street parking. Elkwater is the perfect "mountain-esque" escape in the middle of the prairies. If you haven't been, you'll drive SE from Medicine Hat about 40 minutes, and when you come over the last hill and see the sprawling evergreens, you'll know your close. Tucked away in the Alberta side of Cypress Hills you'll find a boat-friendly lake, two other lakes for fishing/paddling, a fully operational ski hill, tons of hiking/biking trails and all the other amenities of a well ran provincial park. This cabin is a great spot for those looking for a simple and functional spot to enjoy for years and years to come.



Built in 1965

**Essential Information**

MLS® #	A2222948
Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	437
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

**Community Information**

Address	605 3 Street
Subdivision	Elkwater
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J1C0

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	No Animal Home
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Baseboard
Cooling	None
Basement	None

**Exterior**

Exterior Features	Fire Pit
Lot Description	Treed, Wooded
Roof	Metal

Construction	Mixed
Foundation	Other

**Additional Information**

Date Listed	May 25th, 2025
Days on Market	48
Zoning	PP

**Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.