

# \$539,000 - 2, 11204 83 Township, Rural Forty Mile No. 8, County of

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MLS® #A2212109

**\$539,000**

3 Bedroom, 2.00 Bathroom, 1,856 sqft  
Residential on 2.00 Acres

NONE, Rural Forty Mile No. 8, County of, Alberta

Enjoy quiet country waterfront living just 60 minutes from the City of Medicine Hat! Still time to put your own stamp on this almost complete two-story situated on 2 acres of quiet and peaceful land in the County of Forty Mile. The panoramic views are endless on the main floor of this custom home! The main floor is filled with natural light from all your large windows. The gorgeous large kitchen with espresso maple cabinetry, stainless appliances, and a large eat at bar area is an entertainer's dream! The open concept living room features a corner gas fireplace for those cozy winter evenings! Also, on the main level you will find the large primary bedroom with a walk-in closet conveniently hosting the main floor laundry. A 3-piece bathroom with large walk-in tile shower completes this level. The second level of this home is awaiting your final touches but offers a large bonus space, 2 additional large bedrooms, and a bathroom. The triple detached garage offers plenty of space for your vehicles and tools, the attic space in the garage offers the opportunity for another fabulous living space once finished. The outdoor living areas of this home are inviting from the hot tub on the side patio to the large patio area overlooking 40 mile reservoir directly off your kitchen and living room. You can create many great memories with your family and friends at this lake home



with direct access to the water with a private dock, and evenings on your patio with homemade pizzas from your outdoor pizza oven and sharing stories around your gas fire table!

Built in 2019

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2212109                         |
| Price          | \$539,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,856                            |
| Acres          | 2.00                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 2, 11204 83 Township              |
| Subdivision | NONE                              |
| City        | Rural Forty Mile No. 8, County of |
| County      | Forty Mile No. 8, County of       |
| Province    | Alberta                           |
| Postal Code | T0K 0G0                           |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Detached |
| # of Garages | 3                      |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Basement        | None             |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Yard     |
| Lot Description   | Private          |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stucco |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 118              |
| Zoning         | CR               |

## Listing Details

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

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