

# \$374,900 - 7502 Old Transcanada Highway, Rural Cypress County

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MLS® #A2257536

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,317 sqft  
Residential on 2.39 Acres

NONE, Rural Cypress County, Alberta

If you've been dreaming of country living without the high price tag or long commute, this 2.39 acre property is the perfect fit. Located only 10 minutes from the city, it offers the peace and quiet of the prairies while still keeping you close to all the conveniences of town. The 3 bedroom, 1.5 bathroom home has been refreshed with new shingles, carpet, paint and more, making it move-in ready. An open concept living, dining, and kitchen area creates a bright, welcoming space for daily life and entertaining. The large primary bedroom includes its own 2-piece ensuite and a walk-in closet, providing both comfort and function. Step outside onto the expansive covered deck on the west side of the home and take in the wide-open prairie views, perfect for enjoying summer evenings and unforgettable sunsets. This acreage is well set up with multiple sheds, a barn, 3 40x40 horse pens with shelters, and plenty of open land with endless possibilities. Whether you've always wanted space for animals, a hobby farm, or simply room for your family to grow and explore, this property is full of potential. This listing combines affordability, space, and convenience. Peaceful acreage living is closer and more attainable, than you think.

Built in 1976

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2257536                         |
| Price          | \$374,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,317                            |
| Acres          | 2.39                             |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7502 Old Transcanada Highway |
| Subdivision | NONE                         |
| City        | Rural Cypress County         |
| County      | Cypress County               |
| Province    | Alberta                      |
| Postal Code | T0J 2P0                      |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                                 |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas                                                                                         |
| Basement          | None                                                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | No Neighbours Behind, Other, Private, See Remarks |

|              |            |
|--------------|------------|
| Roof         | Asphalt    |
| Construction | Wood Frame |
| Foundation   | Block      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 7                    |
| Zoning         | A2, Agriculture      |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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