

# \$889,900 - 306 4 Avenue, Rural Cypress County

MLS® #A2237699

**\$889,900**

6 Bedroom, 5.00 Bathroom, 2,839 sqft

Residential on 0.19 Acres

Elkwater, Rural Cypress County, Alberta

Located in the scenic lake community of Elkwater in the Cypress Hills, this beautifully maintained home offers over 2,500 square feet above grade and blends the charm of cottage life with modern, fun amenities. Bright, open living spaces, a fantastic kitchen, generous bedrooms, and multiple areas to gather make it ideal for family holidays, summer enjoyment, or year-round living. Surrounded by nature and close to hiking trails, the lake is just steps away, along with year-round outdoor activities. This thoughtfully constructed custom property is the perfect setting for relaxation, adventure, and creating lasting memories. The home features numerous recent upgrades, including a durable metal roof, vinyl plank flooring, fresh paint, triple-pane windows with heat-resistant film, updated Duradek, and more. Family fun is guaranteed in the massive games room with a custom snooker table. The basement offers amazing storage and workshop space—perfect for storing your water toys, motorcycles, and tools—or it could be transformed into a fun hangout for the kids! Buyers will love the uniquely designed kitchen, which includes an indoor BBQ and a fully equipped bar. Built for fun and entertainment, this cabin is the perfect place to start making memories.

Built in 1998

## Essential Information



MLS® #	A2237699
Price	\$889,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,839
Acres	0.19
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	306 4 Avenue
Subdivision	Elkwater
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1C0

### Amenities

Parking Spaces	5
Parking	Heated Garage, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Treed
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	63
Zoning	PP, Provincial Park

**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.