

\$798,900 - 12425 Range Road 30, Rural Cypress County

MLS® #A2193951

\$798,900

3 Bedroom, 3.00 Bathroom, 1,242 sqft
Residential on 159.01 Acres

NONE, Rural Cypress County, Alberta

This stunning quarter section of natural grassland is nestled just north of Irvine, AB—just a short drive to this charming rural community, which boasts a fantastic school, skating rink, shops, and essential services. Beyond that, you're only minutes from the city of Medicine Hat and the breathtaking recreational areas of Cypress Hills and Elkwater. It's the perfect blend of peaceful seclusion and convenient access! Embrace the tranquility of country living on this private and picturesque property, ideal for raising your family and horses. The heart of this unique homestead is a beautifully crafted 1242 sqft Bungalow that boasts being sustainable straw bale home with a full ICF basement and a durable metal roof. With its extra-thick stucco exterior and plaster-finished interior, the home exudes warmth and character—reminiscent of a New Mexico retreat, but with even more spectacular prairie sunrises and sunsets! Inside, the bright and inviting bungalow features a wide open-concept living area with large windows that flood the space with natural light. Buyers will love the durable NEW vinyl plank flooring throughout the main floor, perfect for country living! The main floor hosts a spacious primary bedroom complete with a full 4-piece ensuite. A versatile flex space serves as the perfect office, reading nook, yoga retreat, or nursery to keep your little ones close. The thoughtfully designed mudroom includes laundry, a convenient dog wash station, and a 2-piece bath with direct access



to a fenced areaâ€”perfect for pets and outdoor living. Downstairs, the fully developed basement offers two additional spacious bedrooms, a full bathroom, and a large family/flex space, along with extra storage. Expansive covered porches at both the front and back of the home not only enhance passive heating and cooling efficiency but also provide the ideal spot to relax and watch the prairie storms roll in. The property is fully fenced and cross-fenced, with multiple dugouts (including one spring-fed) and strategically placed watering holes to support rotational grazing of native grasses. Additional features include a small riding arena, livestock shelters, sheds, and several outbuildings. The heated (propane radiant) shop/barn is fully finished, while another large shop offers incredible potential for all your hobbies and past times. A charming bunkhouse adds to the propertyâ€™s appeal, making it perfect for guests or gatherings. This is more than just a homeâ€”itâ€™s a lifestyle. A rare opportunity to embrace sustainable, rural living on a breathtaking piece of land. Donâ€™t miss your chance to make it yoursâ€”book your showing today!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193951 |
| Price | \$798,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,242 |
| Acres | 159.01 |
| Year Built | 2006 |
| Type | Residential |

| | |
|----------|----------------------------------|
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 12425 Range Road 30 |
| Subdivision | NONE |
| City | Rural Cypress County |
| County | Cypress County |
| Province | Alberta |
| Postal Code | T0J 1V0 |

Amenities

| | |
|--------------|---|
| Utilities | High Speed Internet Available |
| Parking | Oversized, Parking Pad, 220 Volt Wiring, Additional Parking, Gravel Driveway, Other, Quad or More Detached, RV Access/Parking |
| # of Garages | 10 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Storage |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Private |
| Roof | Metal |
| Construction | Stucco, ICFs (Insulated Concrete Forms), Straw |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 77 |
| Zoning | A2, Agriculture |

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.