$630,000 - 12331 Range Road 72, Rural Cypress County

MLS® #A2204788

$630,000
4 Bedroom, 2.00 Bathroom, 1,274 sqft
Residential on 2.82 Acres

NONE, Rural Cypress County, Alberta

Welcome to your ideal country retreat! This beautifully updated 2.82-acre property is just 10 minutes from Medicine Hat, offering the perfect blend of privacy, space, and convenience. Whether youâ€™re looking for a peaceful home or room to grow, this acreage is ideal.

This home has been completely rebuilt from the 2x6 studs out with new electrical, plumbing, insulation, siding, drywall, and flooring. Also included this home has been redone with modern finishes and features brand new appliances including a gas range, dishwasher, refrigerator, and washer/gas dryer combo. In the basement a new hot water tank and new furnace have been installed. The cozy gas fireplace in the living area adds warmth and charm, perfect for relaxing after a long day.

The primary bedroom is generously sized and includes a luxurious ensuite for your privacy and comfort. There is also an additional bedroom and a second bathroom, offering ample space for family or guests.

The unfinished basement has been fully insulated, has gas hook ups for another fireplace and is ready for you to add 2 more bedrooms, a bathroom, and a denâ€”perfect for expanding your living space and customizing the home to suit your needs.

Additional features include large 26â€™ x 25â€™ garage with gas hookups, SMRID water rights, a dugout, and a brand new cistern tank, making it ideal for those seeking self-sufficiency and long-term sustainability. The 2.82 acres offer plenty of room to build an amazing shop, for outdoor activities, gardening, or future development. Call your REALTORÂ® today to book a showing or take the virtual tour 24 hour a day.

Built in 1976

Essential Information

MLS® #	A2204788
Price	$630,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,274
Acres	2.82
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	12331 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K1Z0

Amenities

Parking	Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking, See Remarks
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer Stacked, Gas Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, See Remarks, Three-Sided
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2025
Days on Market	85
Zoning	CR2, Country Residential

Listing Details

Listing Office	MAXWELL CANYON CREEK

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