

\$985,000 - 12228 Range Road 64, Rural Cypress County

MLS® #A2244137

\$985,000

2 Bedroom, 1.00 Bathroom, 1,215 sqft

Residential on 30.00 Acres

NONE, Rural Cypress County, Alberta

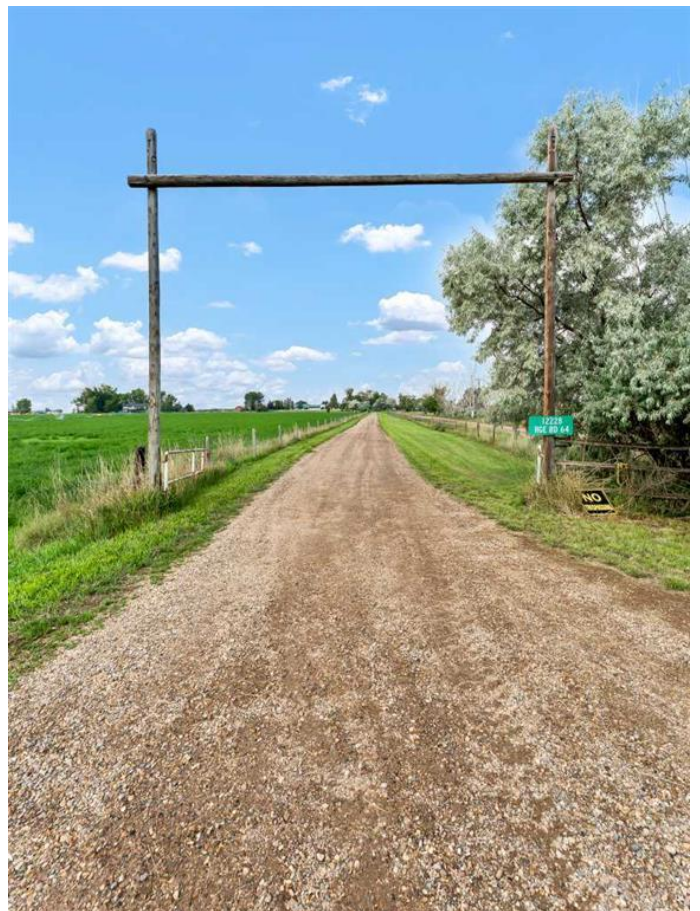
There are very few properties like this one around! Picture yourself living on 30 acres of country paradise, yet only minutes from city limits. Watch the sun come up in the morning and the city lights at night from your front porch. This sought after location is ready for its new owners to start their next chapter. The possibilities here are many! There are 27 acres split into 2 fields under irrigation with wheel moves, with a 3 acre yard set between the alfalfa fields (currently leased). There is a full perimeter fence as well as cross fenced. The yard features a rustic 2 bedroom, 1 bathroom cedar log cabin home with a loft, a detached double garage, a 32 x 42 workshop with concrete floor and tall doors, a 16 x 30 tack room, and a 22 x 32 barn with corrals. A perfect set-up for your equine friends or critters of any sort. The yard has numerous mature fruit trees (pear , apple , plum), and even honey supplied from the bee-keepers! The dugout is sourced from SMRID. This amazing property has so much potential for those that enjoy the quiet and privacy of country living. Or perhaps even a business opportunity for the right buyer (Short Term Rental ? Hobby Farm ?) . The possibilities here are Many !

Built in 1976

Essential Information

MLS® # A2244137

Price \$985,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,215
Acres	30.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	12228 Range Road 64
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A7G5

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Skylight(s)
Appliances	Other
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Farm
Roof	Metal
Construction	Cedar
Foundation	Slab

Additional Information

Date Listed	July 31st, 2025
Days on Market	48
Zoning	A1-IDP, Agricultural Dist

Listing Details

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

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.