

\$599,900 - 11512 Range Road 63, Rural Cypress County

MLS® #A2045912

\$599,900

3 Bedroom, 3.00 Bathroom, 1,680 sqft

Residential on 6.18 Acres

NONE, Rural Cypress County, Alberta

Price negotiable!! Beautiful acreage setting for this home located on 6.18 acres less than 10 minutes from Medicine Hat, 1 km south of the 120. This acreage offers a peaceful setting with a creek bordering the property. The spacious modular home features 1680 sq.ft of living space including 3 bedrooms and 2.5 bathrooms. Plus there is the unfinished basement with tons of potential. The open plan main level is bright and open with vaulted ceilings and sky lights. Very functional kitchen comes with breakfast bar ledge and huge walk-in pantry which includes a deep freeze. All 3 bedrooms are a good size with the primary having a 5-piece ensuite with jetted tub and separate shower and a huge walk-in closet. The triple attached garage 32 x 34â€™™ is finished and heated with 220V wiring and 12â€™™ high ceilings. Outside there is plenty of space to suit many different needs. Relax on either of the 2 decks or get to work in the workshop 24 x 48â€™™ or one of the other outbuildings. There are plenty of trees including fruit trees and shrubs, garden area, raspberries, etc. Water is from the 135â€™™ well with water filtration system for drinking as well as creek water for the yard. If youâ€™™re looking for space not too far out of town in a lovely setting, this may be the one for you. CSA # 001953

Built in 2012

Essential Information



MLS® #	A2045912
Price	\$599,900
Sold Price	\$581,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,680
Acres	6.18
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	11512 Range Road 63
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1K 1Z0

Amenities

Parking	220 Volt Wiring, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Triple Garage Attached
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Open Floorplan, Skylight(s), Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Other, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2023
Date Sold	June 17th, 2024
Days on Market	410
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	SELL AND SAVE
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