

\$950,000 - 12519 Range Road 30, Rural Cypress County

MLS® #A2048241

\$950,000

0 Bedroom, 0.00 Bathroom, 1,438 sqft

Agri-Business on 159.00 Acres

N/A, Rural Cypress County, Alberta

Opportunity awaits at this incredible ranch near Irvine on a quarter section, just 24 minutes from Medicine Hat. Property includes a 1438 sq. ft. updated home with attached industrial shop, steel quonset (36x47'), excellent potable well water, pristine yard and breathtaking countryside views. This is a great opportunity to create an income stream while living the dream in peace and comfort.

The 159 acre parcel is set up for the ambitious, country-loving entrepreneur, mechanic, welder, horse lover, bee-keeper, hunter and jack of all trades, with rolling hills for cattle and horses, alfalfa and crested wheat, fenced and cross-fenced, corrals, swing gates and two dugouts. The ranch shows high quality throughout, and is neat, organized and very well maintained. The home and attached shop are maintenance free with top grade metal siding and roof.

The home, in tranquil colors of seaside blues, is bright with many windows to capture the country landscape. The open floor plan has heated floors, 2 bedrooms each with walk-in closet, 2 baths including master ensuite. The kitchen has a pantry, gas stove, large island, gorgeous glass tiles and quartz countertops.

The attached shop is a mechanic's dream with in-floor heat, 16' and 10' doors, 220 and air compressor. Upstairs is a mezzanine, large enough for extra living quarters, suitable for a guest suite, office or a parts room with 1600 lbs/s.f. capacity.



The well kept yard has fruit trees, an oak, grape vines, perennials, rock pathways, and a pergola where youâ€™ll enjoy the fresh country air with a morning coffee. A level area on the west side is a great spot to build a huge riding arena. This is a fabulous parcel, sparkling clean and ready for new owners. A virtual tour is available .

For full details, see feature sheet in the supplements.

Built in 2006

Essential Information

MLS® #	A2048241
Price	\$950,000
Sold Price	\$889,000
Bathrooms	0.00
Square Footage	1,438
Acres	159.00
Year Built	2006
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	12519 Range Road 30
Subdivision	N/A
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Underground Utilities
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Farm, Fruit Trees/Shrub(s), No Neighbours Behind, Pasture, Private, Views
Roof	Metal
Construction	Metal Siding
Foundation	Perimeter Wall, Poured Concrete, Slab

Additional Information

Date Listed	May 12th, 2023
Date Sold	April 3rd, 2024
Days on Market	327
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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