

\$649,000 - Sw Quarter, 13205 Range Road 30, Rural Cypress County

MLS® #A2073663

\$649,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 159.00 Acres

NONE, Rural Cypress County, Alberta

Enjoy country living with 159 acres of land with numerous outbuildings! Land has 2 dugouts, a horse barn with tack room, corrals and a 40'x60' shop. The main home was built in 2002 on the property and hosts 1,519 Sqft, 2 bedrooms, 2 bathrooms and a double attached garage. You are greeted by a wrap around porch that leads you inside where you will enjoy the vaulted ceilings, open floor plan and much more! Main floor features the large living room with wood burning fireplace, spacious dining room and laundry room. Kitchen has a center island with eat up breakfast bar, full appliance package & big pantry. This level is home to a 4pc bathroom plus 2 bedrooms, including the primary bedroom with walk-in closet and 4pc en-suite. The basement is unfinished and awaits your finishing touches. In addition to the main home there is also a 3 bedroom modular home w/large deck on the property that is perfect for extra revenue or the possibility for further family to live in. Paved road to the property. There is a 300ft well with potable water that was drilled in 2017 on this quarter. Surface lease income of \$2,104.33/year. Great opportunity you do not want to miss out on! Call today for a private tour.



Essential Information

MLS® #	A2073663
Price	\$649,000
Sold Price	\$625,000
Bathrooms	0.00
Acres	159.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	Sw Quarter, 13205 Range Road 30
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

Additional Information

Date Listed	August 15th, 2023
Date Sold	March 19th, 2024
Days on Market	217
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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