

\$275,000 - 4, 12331 Range Road 72, Rural Cypress County

MLS® #A2098463

\$275,000

2 Bedroom, 1.00 Bathroom, 1,150 sqft
Residential on 2.82 Acres

NONE, Rural Cypress County, Alberta

Nestled on 2.82 acres in a prime location just minutes from Medicine Hat down the Holsom Road to RR72, you'll find this 1150 sq ft. bungalow, with 26x26 attached double car garage, and 10' ceiling waiting for your ideas and vision to truly create this home to become your own. This home has upgraded vinyl, argon gas filled, dual pane windows for energy efficiency. The rough-in of both plumbing and electrical has been started upstairs and down. The main floor has a mudroom entry/laundry, kitchen, bathroom, living room and two bedrooms, including master with garden doors and ensuite. Downstairs the framing is started and has a 9' ceiling giving you that open feeling. Space is allotted for two more bedrooms, family room, bathroom, storage room and optional for lower level laundry. Outside the shingles have been replaced in 2022, CanExel siding on 3 sides of the house, the front was left for stone or stucco. There is a massive dugout with a new stent being installed for SMRID domestic water. 1000 Gallon septic tank and field is installed. Natural gas brought in up to the garage and there is a new electrical panel in the garage. Surrounded in a beautiful developed area, this property presents boundless opportunities for the discerning buyer with a vision, it holds incredible potential for someone eager to see the renovation through to completion. Contact your trusted Realtor, and see firsthand the



potential and possibilities that await.

Built in 1976

Essential Information

MLS® #	A2098463
Price	\$275,000
Sold Price	\$262,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,150
Acres	2.82
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Sold



Community Information

Address	4, 12331 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1Z0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Dri

Interior

Interior Features	See Remarks, Storage
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Private
Roof	Asphalt
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	December 22nd, 2023
Date Sold	February 1st, 2024
Days on Market	41
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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