

\$550,000 - 9, 13029 Range Road 70, Rural Cypress County

MLS® #A2103951

\$550,000

4 Bedroom, 3.00 Bathroom, 2,535 sqft
Residential on 6.99 Acres

NONE, Rural Cypress County, Alberta

Are you looking for the peace and quiet that acreage life offers? This may be the place for you! With just under 7 acres and a large family home, this property has so much to offer. As you walk in, you will be impressed by the huge vaulted ceilings, and floor to ceiling brick fireplace feature wall. And you can't miss the sizeable living room windows allowing plenty of daylight to permeate the main floor living space. From the living room, you venture into the spacious kitchen and dining room, complete with a breakfast bar, butcher block island, and loads of cabinet space. On the main level, you will also find two large bedrooms, a three piece bath with extra large vanity and main floor laundry with closets and an additional exterior door. Upstairs is the master retreat which boasts a large bonus room leading to patio doors and a gorgeous view off the deck, as well as a spacious master bedroom with TONS of closet space, 3 piece bath, and an extra storage room/office. The walkout basement is home to a large family room with loads of natural light, a fourth bedroom, 3 piece bath with shower and an extra large storage room with shelving. The basement also has access to the workshop/garage which has two overhead doors and plenty of room to work on projects! Outside just may be the best part! There are tons of different fruit trees including apple, plum and chokecherry as well as beautiful lilac



bushes out front. Behind the house is a massive garden space that has been plowed and is ready for planting. And all the irrigation equipment for garden and tree watering will be left with the house. For domestic water, there is a 6000 gallon cistern. Yard use water is pressurized from the river. With great neighbours and a school bus that comes right to your driveway, this home is a great place to raise a family. Don't miss your opportunity to view this home and all it's potential! Call your favourite REALTOR® today.

Built in 1979

Essential Information

MLS® #	A2103951
Price	\$550,000
Sold Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,535
Acres	6.99
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	9, 13029 Range Road 70
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7E5

Amenities

Parking	Converted Garage, Off Street
---------	------------------------------

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler, Fan Coil
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees
Roof	Asphalt
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2024
Date Sold	June 6th, 2024
Days on Market	132
Zoning	CR, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.