

\$750,000 - 12302 Highway 41 N, Rural Cypress County

MLS® #A2119275

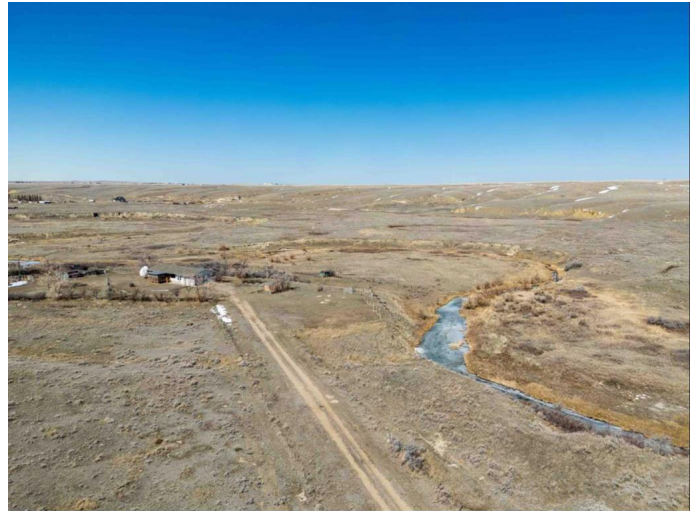
\$750,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft

Agri-Business on 108.51 Acres

NONE, Rural Cypress County, Alberta

Minutes from the City - 108 acres of your own private paradise! Tucked off the Buffalo Trail, Ross Creek runs through this magnificent property. You have pavement right up to your property access, a long driveway takes you towards your home tucked in the valley with the creek visible out your kitchen window. This property is perfect for the horse enthusiast, cattle rancher, hobby farmer or someone looking for an affordable home ownership opportunity just minutes from the City of Medicine Hat. This property features 2 wells, corrals, waterers, shelter and space to enjoy. The home features 3 bedrooms, 2 bathrooms, 2 fireplaces, a spacious living area, covered porch and a fully finished basement along with a double car attached garage. The flooring in the main floor living area has been updated to vinyl and you have a great back porch with potential hot tub room or flex space! For the horse enthusiasts the Dunmore Equestrian Centre is just a few minutes away with a new indoor arena coming soon and great outdoor facilities for summer! You can be in the city in as little as 10 minutes enjoying the charm of the downtown core or the many amenities like the Medicine Hat Mall or Costco! There are two different routes into Medicine Hat available also from the acreage for a change of scenery! Or be at Dunmore to fuel up and grab a bite in 5 minutes on the highway. There is so much to offer here - hours of sunshine, 40 minutes to beautiful Elkwater and just over an hour to the US Border! Book a private showing with your



favourite agent today!

Built in 1979

Essential Information

MLS® #	A2119275
Price	\$750,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	108.51
Year Built	1979
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	12302 Highway 41 N
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0L3

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Garage Faces Side, Gravel Driveway, Parking Pad, RV Access/Parking
Waterfront	Creek

Interior

Interior Features	Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Brush, Creek/River/Stream/Pond, Rolling Slope, Treed
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2024
Date Sold April 19th, 2024
Days on Market 16
Zoning A1-IDP, Agricultural Dist
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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