

\$669,900 - 12017b Range Road 60 Other, Rural Cypress County

MLS® #A2133513

\$669,900

3 Bedroom, 3.00 Bathroom, 1,981 sqft
Residential on 10.30 Acres

NONE, Rural Cypress County, Alberta

LALONDE ACREAGE AUCTION

Located near Medicine Hat " Cypress County

Saturday June 22, 2024

Machinery, Shop Tools Sale @ 11:00 AM

ACREAGE for sale by AUCTION @ 1:00 PM

10% Deposit, cash or cheque, on Sale Day
and balance due before possession (within 30 days)

Subject only to Seller acceptance, SO
PROPER FINANCING IS ADVISED.

This property sells on an AS IS WHERE IS
BASIS.

This approximately 1985 square foot bungalow has a very clean, elegant feel. It has had substantial updates including PVC windows and custom closets as well as kitchen, flooring, bathroom, and painting. The property benefits from an abundance of trees and a private pond. Access by a paved road to a long-graveled driveway. 3 bedrooms, plus a den! 3 bathrooms (5-piece main bathroom as well as a 5 piece ensuite, a 2-piece in the entry). A dining room, living room, walk-out deck, and main floor laundry can all be found in his unique home. Two 350 gallon water tanks in basement, currently supply water for house. Previously toilets and washing were accommodated by well water (not potable).



Water coop or Domestic SMRID in the area but negotiations would be required. Wood frame, wood foundation (crawl space where utilities are located). Home Includes: Bl Vacuum and attachments, garage opener, fridge, counter top range, built-in oven, dishwasher, garburator, washer, dryer, sump pump, compressor in shop, water tank and system. SHOP: Property includes a 34' x 38' shop building, air compressor located in shop

- Wood frame, concrete floor
- Vinyl exterior
- Asphalt shingle roof
- 2 piece bathroom
- FA Furnace
- Water for shop comes from a well
- Hot water tank
- Fluorescent lighting
- 120/220 Amp service

Current Zoning A1-IDP See Section 5.1 of Cypress County Land Use Bylaw for a list of permitted and Discretionary Uses.

Property for sale by auction on Saturday June 22, 2024 1:00PM. 10% Deposit, cash or cheque, on Sale Day and balance due before possession (within 30 days). Current zoning (A1-IDP) see section 5.1 of Cypress County Land Use Bylaw for a list of permitted and discretionary uses.

Built in 1983

Essential Information

MLS® #	A2133513
Price	\$669,900
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,981
Acres	10.30
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12017b Range Road 60 Other
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0L4

Amenities

Parking	None
---------	------

Interior

Interior Features	Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Garburator, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Brush, Lawn, Irregular Lot, Meadow, Pasture, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 25th, 2024

Days on Market	35
Zoning	A1-IDP, Agricultural Dist
HOA Fees	0.00

Listing Details

Listing Office PERLICH REAL ESTATE LTD.

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.