

\$698,000 - 1, 12128 Range Road 60, Rural Cypress County

MLS® #A2142212

\$698,000

4 Bedroom, 3.00 Bathroom, 1,150 sqft
Residential on 4.74 Acres

NONE, Rural Cypress County, Alberta

4.74 ac acreage with PRIME LOCATION! Surrounded by beautiful perennials and mature trees, you are guaranteed privacy, yet you are right on the edge of the city – only 4 km to Walmart, and the city is just on the other side of South Boundary Road. This property is ideal for garden lovers, with or without a greenhouse, or for handymen who love a big shop. You will never have to worry about water here-CITY WATER plus SMIRD with turnout valve in the yard for irrigation, and a dugout (shared between four owners) and supplied naturally with water! Located on the parcel is a 1,150 sqft BUNGALOW, a wooden QUONSET used as a SHOP, a portable quonset, a shed and lots of machinery (see supplement attached).

UPSTAIRS LAYOUT is: Kitchen, dining and living room, two bedrooms (primary with 3-piece ensuite bathroom), secondary bedroom, 4-piece bathroom with jet tub, laundry closet and 200 sqft enclosed patio. DOWNSTAIRS LAYOUT: Family/TV room, game room and 4-piece bathroom and two bedrooms along with utility room and hot water on demand unit.

The wooden quonset (31 x 27 ft) which is utilized as a shop, has a mini office, toilet, and 2 ton engine shop hoist. The portable quonset is used for parking vehicles and machinery. An 8x12 shed is handy for storing garden tools. Water pond right outside the kitchen bay



window, beautiful perennial flowers and wild life enhance the serenity of this rare property. Attached in the supplements is a list of items included with the sale, such as a tractor, riding lawn mower, etc. Additional supplements include: RPR, Machinery List, Measurement and Zoning info. This unique property has lots to offer, call your agent to check it out!

Built in 1989

Essential Information

MLS® #	A2142212
Price	\$698,000
Sold Price	\$698,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,150
Acres	4.74
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	1, 12128 Range Road 60
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7G1

Amenities

Parking Spaces	12
Parking	Converted Garage, Covered, Enclosed, Workshop in Garage

Interior

Interior Features	Dry Bar, Jetted Tub, Laminate Counters, No Animal Home, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Tankless Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Lawn, Garden, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 6th, 2024
Days on Market	12
Zoning	CR-1, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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