

\$345,000 - 4, 12525 Range Road 45, Rural Cypress County

MLS® #A2177999

\$345,000

4 Bedroom, 3.00 Bathroom, 1,295 sqft
Residential on 2.56 Acres

NONE, Rural Cypress County, Alberta

This charming 4-level split home sits on a generous 2.56-acre lot, located just ten minutes from Medicine Hat, offering the perfect blend of country living with convenient access to city amenities. As you enter, you are greeted by a spacious living room featuring a cozy wood-burning fireplace, providing a welcoming atmosphere for family gatherings or relaxing evenings. From here, you can head up to the next level, where you'll find a bright and inviting kitchen and dining area, ideal for meal preparation and entertaining. The dining space opens up to a deck that overlooks the expansive yard, making it a perfect spot to enjoy outdoor meals or simply take in the surrounding natural beauty.

The upper floor also houses a 4-piece main bathroom and three comfortable bedrooms, including the primary suite which boasts its own 3-piece ensuite for added convenience and privacy. The lower levels of the home continue to impress, with a large family room featuring a gas fireplace, offering a cozy space for relaxation or entertainment. On this level, you'll also find a fourth bedroom and a 3-piece bathroom, making it an ideal area for guests or extended family. The laundry and utility room are also located on this level, as well as direct access to the double attached garage.

The lowest level of the home is unfinished,



providing an excellent opportunity for future development, whether you're looking to create additional living space or simply need extra storage. Throughout the home, you'll notice modern updates, including vinyl windows, new shingles, and newer siding, all of which add to the home's overall appeal. With its peaceful rural setting and close proximity to Medicine Hat, this property offers a wonderful opportunity to enjoy the best of both worlds.

Built in 1980

Essential Information

MLS® #	A2177999
Price	\$345,000
Sold Price	\$370,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,295
Acres	2.56
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Sold

Community Information

Address	4, 12525 Range Road 45
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B0L4

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Garage Control(s), Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Irregular Lot, Open Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 26th, 2024
Days on Market	18
Zoning	CR-1, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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