

\$869,900 - 12409 Range Road 70, Rural Cypress County

MLS® #A2207969

\$869,900

5 Bedroom, 4.00 Bathroom, 1,457 sqft
Residential on 5.09 Acres

NONE, Rural Cypress County, Alberta

Escape to the perfect blend of comfort and country living with this 1,457 sq. ft. walkout bungalow, set on 5.09 beautifully landscaped acres. Conveniently located just off Holsom Road, this property offers pavement right to the door for easy access year-round.

Step inside to an open-concept layout featuring 5 bedrooms (3 up, 2 down) and 3.5 bathrooms, including a spacious 3-piece ensuite. The bright and airy main floor flows effortlessly into the fully developed walkout basement, offering additional living space for family or guests.

Acreage living meets convenience with SMRID water rights and West Side Water Co-op accessâ€”perfect for keeping your land lush and productive. The property is fully fenced and designed for peace, privacy, and functionality.

Car enthusiasts and hobbyists will love the huge triple garage, providing ample space for vehicles, toys, and projects. Whether you're looking for a quiet retreat or a place to grow, this stunning acreage has it all!

Don't miss this rare opportunityâ€”book your private viewing today!

Built in 2006

Essential Information



MLS® #	A2207969
Price	\$869,900
Sold Price	\$860,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,457
Acres	5.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12409 Range Road 70
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 8M4

Amenities

Parking	Triple Garage Attached
---------	------------------------

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Vinyl Windows, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, Landscaped, Few Trees, Front Yard, Lawn, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Date Sold	April 17th, 2025
Days on Market	14
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

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