

# \$655,000 - 12331 Range Road 72, Rural Cypress County

MLS® #A2204788

**\$655,000**

4 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 2.82 Acres

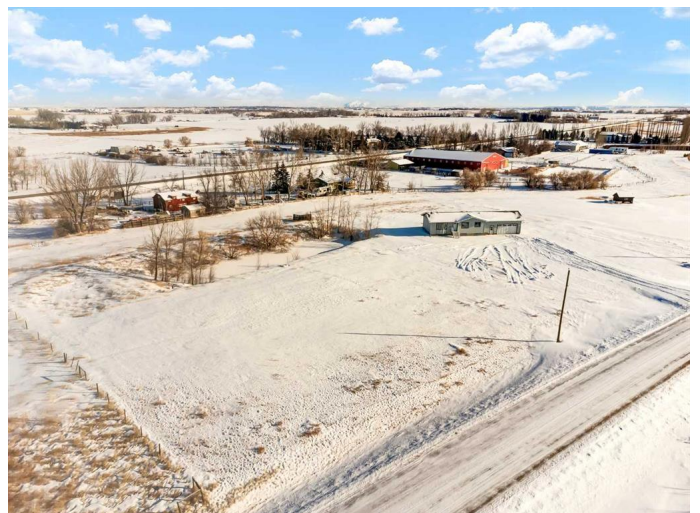
NONE, Rural Cypress County, Alberta

Welcome to your ideal country retreat! This beautifully updated 2.82-acre property is just 10 minutes from Medicine Hat, offering the perfect blend of privacy, space, and convenience. Whether you're looking for a peaceful home or room to grow, this acreage is ideal.

This home has been completely rebuilt from the 2x6 studs out with new electrical, plumbing, insulation, siding, drywall, and flooring. Also included this home has been redone with modern finishes and features brand new appliances including a gas range, dishwasher, refrigerator, and washer/gas dryer combo. In the basement a new hot water tank and new furnace have been installed. The cozy gas fireplace in the living area adds warmth and charm, perfect for relaxing after a long day.

The primary bedroom is generously sized and includes a luxurious ensuite for your privacy and comfort. There is also an additional bedroom and a second bathroom, offering ample space for family or guests.

The unfinished basement has been fully insulated, has gas hook ups for another fireplace and is ready for you to add 2 more bedrooms, a bathroom, and a den—perfect for expanding your living space and customizing the home to suit your needs.



Additional features include large 26' x 25' garage with gas hookups, SMRID water rights, a dugout, and a brand new cistern tank, making it ideal for those seeking self-sufficiency and long-term sustainability. The 2.82 acres offer plenty of room to build an amazing shop, for outdoor activities, gardening, or future development. Call your REALTOR® today to book a showing or take the virtual tour 24 hour a day.

Built in 1976

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2204788                         |
| Price          | \$655,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,274                            |
| Acres          | 2.82                             |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12331 Range Road 72  |
| Subdivision | NONE                 |
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T0K1Z0               |

### Amenities

|              |  |
|--------------|--|
| Parking      | Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking, See Remarks |
| # of Garages | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows                                      |
| Appliances        | Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer Stacked, Gas Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Three-Sided, Decorative, See Remarks   |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | Back Yard, Front Yard, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Concrete   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | March 22nd, 2025         |
| Days on Market | 20                       |
| Zoning         | CR2, Country Residential |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MAXWELL CANYON CREEK |
|----------------|----------------------|

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