

\$1,199,000 - 1, 13402 Range Road 75, Rural Cypress County

MLS® #A2249985

\$1,199,000

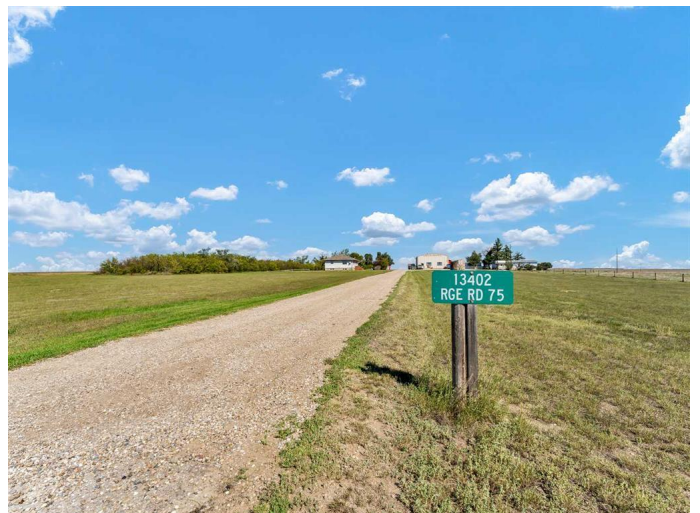
2 Bedroom, 1.00 Bathroom, 1,108 sqft
Residential on 13.66 Acres

NONE, Rural Cypress County, Alberta

YOUR DREAM ACREAGE AWAITS! So many options and REVENUE opportunities for this beautiful property! Located just 15 minutes from Medicine Hat, this meticulously cared for family acreage sits on 13.66 acres with gorgeous prairie views and plenty of room to grow! There are two homes on the property, the main home is a well maintained 1,100 sq ft , 2 bed, 1 bath bungalow with new shingles, vinyl plank flooring and a detached double garage. Plenty of room to develop the basement as well! The second home is a 1,150 sq ft , 3 bed, 2 bath modular home on a solid concrete foundation. Outbuildings include: Large Metal Shop heated and insulated 40' x 50', Barn 36' x 60' with stalls, paddocks , and even a loft! HUGE Behlen-Wicks Steel Quonset 52' x 100' (this is big enough to be a riding arena!), Quonset 30' x 58', Granary 18' x 48', Tool Shed 12' x 24' and Pump House 10' x 14. All buildings are in excellent condition with new metal roofs/siding and concrete floors. The Modular home and some of the buildings are currently rented with potential to rent out more. The possibilities for this property are many! Come out and have a look. You won't be disappointed!

Built in 1955

Essential Information



MLS® #	A2249985
Price	\$1,199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,108
Acres	13.66
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	1, 13402 Range Road 75
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0k 1Z0

Amenities

Parking	Double Garage Detached, Other
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Farm, Level, Private, See Remarks, Views, Corners Marked
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	23
Zoning	A2, Agriculture

Listing Details

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

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.