

# \$289,000 - 34, 12320 Range Road 72, Rural Cypress County

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MLS® #A2195700

**\$289,000**

1 Bedroom, 1.00 Bathroom,  
Residential on 5.09 Acres

NONE, Rural Cypress County, Alberta

Nestled in the serene and scenic landscapes just outside of Medicine Hat, this 5.09-acre acreage presents a rare opportunity to complete and customize a partially built home. Envision your dream property brought to life amidst a beautiful setting. The current structure is designed to accommodate a spacious floor plan, featuring 4 bedrooms and 3 bathrooms, and an open concept layout, providing plenty of room for family and guests. Detailed blueprints are available, showcasing a thoughtfully planned layout that includes a good-sized attached garage, ensuring convenience and ample storage. The picturesque surroundings provide a peaceful retreat from the hustle and bustle of city life, making it an ideal location for those seeking a blend of rural charm and modern comforts. This is a unique chance to bring your vision to life, tailoring every detail to suit your personal style and needs with some of the legwork started. Imagine waking up to panoramic views, enjoying the fresh air, and creating a home that perfectly fits your lifestyle. This acreage offers not just a place to live, but a canvas for your dreams. Don't miss this rare opportunity to shape your perfect haven in a stunning, natural setting. Contact your agent today to learn more about this exceptional property and start planning your dream home.

Built in 2022



## Essential Information

MLS® #	A2195700
Price	\$289,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Acres	5.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	34, 12320 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T2K1Z0

## Amenities

Parking	None
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## Interior

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	None
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	40
Zoning	CR2, Country Residential

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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