

\$275,000 - 38, 12320 Range Road 72, Rural Cypress County

MLS® #A2243255

\$275,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 4.97 Acres

N/A, Rural Cypress County, Alberta

Dream Acreage Opportunity â€” 4.97 Acres with Stunning Views Buy now and start planning your dream home! This incredible 4.97-acre VIEW lot offers the rare combination of rural serenity and only 15 mins away from city convenience. With paved road access right to the property line, with utilities including electricity, gas, and domestic water through Westside Water Co-op, everything is ready to go. What sets this property apart? It comes with SMRID irrigation rights which happens to be double the water allocation compared to neighboring lots. The gently sloping terrain is ideal for a future walk-out basement overlooking the coulee and taking in breathtaking summer sunsets. Thereâ€™s also plenty of dirt onsite to level the top portion of the lot when youâ€™re ready to build. Down below, the natural water runoff area is perfect for creating your own lush garden, firepit retreat, or additional outdoor living spaceâ€”customize it to suit your lifestyle. Whether youâ€™re dreaming of the quiet country life or just want to build close to the city, this property fits the bill. Not many open lots like this available â€” restrictive covenants are in place to protect your investment and preserve building standards. Properties like this donâ€™t come up oftenâ€”book your showing today and take the first step toward building your dream! (id:6289)



Essential Information

Listing #	A2243255
Price	\$275,000
Bathrooms	0.00
Acres	4.97
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	38, 12320 Range Road 72
Subdivision	N/A
City	Rural Cypress County
Province	Alberta
Postal Code	T2K1Z0

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE



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Listing information last updated on October 16th, 2025 at 1:46pm PDT