

\$919,000 - 12323 Range Road 74, Rural Cypress County

MLS® #A2260360

\$919,000

4 Bedroom, 2.00 Bathroom, 2,249 sqft

Single Family on 18.74 Acres

N/A, Rural Cypress County, Alberta

Peaceful Country Living with Income Potential
“ Horse-Ready 18.74 Acres with 2249 SQFT Home within 10 minutes of the city!! Welcome to this exceptional multi-use acreage offering a rare combination of serene country living, income-generating potential, and equestrian-friendly amenities ” all just ½ mile from your nearest neighbor. Set on beautifully maintained land, this 2,249 sq ft home features 4 spacious bedrooms and 2 full bathrooms, including a luxurious 5-piece main bath complete with a soaker tub and double shower. Constructed with solid 2x6 framing, this home is designed for durability and comfort with a Carrier commercial-grade furnace and A/C, updated hot water tanks (2017 & 2025), Metal roof and a 2,500-gallon fiberglass cistern with new pump (2024). This is an ideal setup for horse lovers or hobby farmers boasting the fully fenced field with barbed wire, 3½-sided horse shelter accommodating up to 3 horses, large pens for exercise and easy management, open space for future round pen installation, sand-filled riding arena and dog run, multiple outbuildings, including a shop with wood-burning stove and home gym space. This property has a track record of productivity. In years with above-average rainfall, it has yielded up to 30 large square bales of high-quality crested wheat hay, perfect for feeding your animals or selling locally. A long-running RV storage business has operated here for over 12 years, bringing



in \$8,000â€“\$9,000/year with many loyal, respectful customers. A current permit with Cypress County allows for 100 RV spots, and RV storage infrastructure is in place. Water is no issue hereâ€“SMRID water rights. Dugouts on the property, including one that naturally fills with runoff. Manual irrigation system from a service well, connected to multiple underground water lines. Large garden area with available water lines and garden shedAdditional Features include the Oversized triple garage with a 757 sq ft fully equipped guest suite. Fully landscaped y ard with mature, shady trees. Tons of storage throughout the property. 3 sets of kitchen appliances included. Enjoy complete privacy, incredible sunsets, and space to host weddings, parties, or events without disturbing neighborsWhether you're looking for a self-sustaining homestead, an equine retreat, or an acreage with built-in income potential, this unique property offers it all. Schedule your private tour today and experience the possibilities! (id:6289)

Built in 1976

Essential Information

Listing #	A2260360
Price	\$919,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,249
Acres	18.74
Year Built	1976
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12323 Range Road 74
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Subdivision N/A
City Rural Cypress County
Province Alberta
Postal Code T1A7G8

Amenities

Features Other, PVC window, No Smo
Parking Spaces 30
Parking Detached Garage, Garage, H
of Garages 4

Interior

Appliances Washer, Refrigerator, Dishwa
Heating Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 1

Exterior

Exterior Vinyl siding
Exterior Features Fruit trees, Garden Area
Foundation None

Listing Details

Listing Office RIVER STREET REAL ESTATE



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