

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

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MLS® #A2249985

**\$1,199,000**

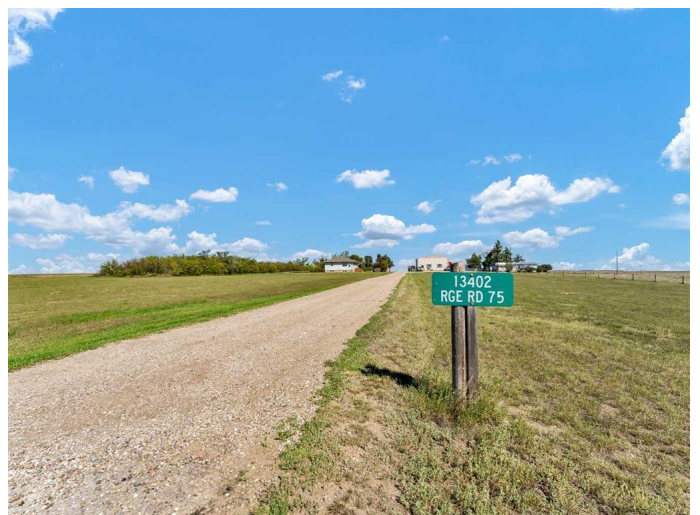
2 Bedroom, 1.00 Bathroom, 1,108 sqft  
Residential on 13.66 Acres

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 | 74                |
| Zoning         | A2, Agriculture   |

**Listing Details**

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

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