

\$869,900 - 12409 Range Road 70, Rural Cypress County

MLS® #A2207969

\$869,900

5 Bedroom, 4.00 Bathroom, 1,457 sqft
Residential on 5.09 Acres

NONE, Rural Cypress County, Alberta

Escape to the perfect blend of comfort and country living with this 1,457 sq. ft. walkout bungalow, set on 5.09 beautifully landscaped acres. Conveniently located just off Holsom Road, this property offers pavement right to the door for easy access year-round.

Step inside to an open-concept layout featuring 5 bedrooms (3 up, 2 down) and 3.5 bathrooms, including a spacious 3-piece ensuite. The bright and airy main floor flows effortlessly into the fully developed walkout basement, offering additional living space for family or guests.

Acreage living meets convenience with SMRID water rights and West Side Water Co-op accessâ€”perfect for keeping your land lush and productive. The property is fully fenced and designed for peace, privacy, and functionality.

Car enthusiasts and hobbyists will love the huge triple garage, providing ample space for vehicles, toys, and projects. Whether you're looking for a quiet retreat or a place to grow, this stunning acreage has it all!

Don't miss this rare opportunityâ€”book your private viewing today!

Built in 2006

Essential Information



| | |
|----------------|----------------------------------|
| MLS® # | A2207969 |
| Price | \$869,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,457 |
| Acres | 5.09 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 12409 Range Road 70 |
| Subdivision | NONE |
| City | Rural Cypress County |
| County | Cypress County |
| Province | Alberta |
| Postal Code | T1A 8M4 |

Amenities

| | |
|--------------|------------------------|
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Treed, Few Trees, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 4 |
| Zoning | CR2, Country Residential |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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