12228 Range Road 64
Rural Cypress County, Alberta

MLS # A2244137

$985,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,215 sq.ft.
Age:	1976 (49 yrs old)
Beds:	2
Baths:	1
Garage:	Double Garage Detached
Lot Size:	30.00 Acres
Lot Feat:	Farm

Heating:	Central	**Water:**	Dugout
Floors:	Carpet, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	None	**LLD:**	17-12-6-W4
Exterior:	Cedar	**Zoning:**	A1-IDP, Agricultural Dist
Foundation:	Slab	**Utilities:**	-
Features:	Ceiling Fan(s), Open Floorplan, Skylight(s)		

Inclusions: Fridge, stove, washer, dryer, shop contents, wood burning heater, water pumps and filters, sheds, irrigation equipment (2 wheel moves & pumps), u/g sprinklers, yard equipment, (farm equipment - negotiable)

There are very few properties like this one around! Picture yourself living on 30 acres of country paradise, yet only minutes from city limits. Watch the sun come up in the morning and the city lights at night from your front porch. This sought after location is ready for its new owners to start their next chapter. The possibilities here are many! There are 27 acres split into 2 fields under irrigation with wheel moves, with a 3 acre yard set between the alfalfa fields (currently leased). There is a full perimeter fence as well as cross fenced. The yard features a rustic 2 bedroom, 1 bathroom cedar log cabin home with a loft, a detached double garage, a 32 x 42 workshop with concrete floor and tall doors, a 16 x 30 tack room, and a 22 x 32 barn with corrals. A perfect set-up for your equine friends or critters of any sort. The yard has numerous mature fruit trees (pear , apple , plum), and even honey supplied from the bee-keepers! The dugout is sourced from SMRID. This amazing property has so much potential for those that enjoy the quiet and privacy of country living. Or perhaps even a business opportunity for the right buyer (Short Term Rental ? Hobby Farm ?) . The possibilities here are Many !