



GRASSROOTS
REALTY GROUP

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1, 13402 Range Road 75
Rural Cypress County, Alberta

MLS # A2249985



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,108 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Other		
Lot Size:	13.66 Acres		
Lot Feat:	Corners Marked, Farm, Level, Private, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	30-13-7-W4
Exterior:	Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: 2 x Washer / Dryer, Fridge, Stove, freezer, washer, dryer, fridge, stove, central a/c, a/c window unit, shop heater

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, 1 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!