



**11225 Range Road 72**  
**Rural Cypress County, Alberta**

**MLS # A2271163**



**\$719,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	4 Level Split, Acreage with Residence	
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	3.42 Acres	
<b>Lot Feat:</b>	Many Trees	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Public
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Discover the perfect blend of country living and city convenience with this fantastic acreage located just 17 minutes from Medicine Hat and steps from Highway 3. This spacious family home offers 5 bedrooms, 3 bathrooms, and a bright, open layout designed for comfortable living. The main floor features a brand-new kitchen, convenient main-floor laundry, and plenty of room for gathering. With 1,660 sq ft above grade plus an additional 1,000 sq ft on the developed lower level, there's space for every member of the family. The cozy living room includes a wood-burning stove for winter warmth and patio doors leading to a covered outdoor patio, perfect for year-round enjoyment. An attached garage provides room to park or work on hobbies. Outdoors, this property is set up for effortless acreage living with City water to the home plus irrigation water, underground sprinklers, and a fully serviced RV parking spot complete with 50-amp power—ideal for guests, extra living space, or parking your own travel trailer. If you're looking for peaceful rural living with an easy commute, this property is a must-see.