

# \$950,000 - 11513 Range Road 62, Rural Cypress County

MLS® #A2250790

**\$950,000**

2 Bedroom, 1.00 Bathroom, 1,659 sqft

Residential on 40.00 Acres

NONE, Rural Cypress County, Alberta

Country Charm Minutes from Town – 40 Acres with 25 Acres of Irrigation Rights. Just 10 minutes from the city, with pavement right to your door, this beautifully maintained acreage has been lovingly cared for by the same family for 50 years. The cozy farmhouse is spotless and radiates that welcoming country feel, while thoughtful updates over the years have kept it comfortable and functional. Inside, you’ll find 2 bedrooms and 1 bathroom on the main floor, plus a bright and versatile loft space that can serve as a third bedroom, home office, or playroom. The home’s charm is matched by its practicality, making it an ideal fit for those who want both comfort and country living. Set on 40 acres, 25 of which are irrigatable and currently seeded to alfalfa and grass, the land offers incredible opportunity. A dugout adds to the agricultural value, and a second septic tank and field are already in place should a future second residence be desired. Outbuildings include a double detached garage, welding shop, grain bin, older corral system for livestock, and additional sheds/shops to suit your needs. With city water on site and endless potential, this property is the perfect blend of country lifestyle and convenience. Additional out buildings measurements are: Welding Shop 23.5x13.4, Tractor Shop 21.4x18, Shed 11.2x10.10, Shed 7.2x9.1, Grainary 15.8x11.8

Built in 1930



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2250790                         |
| Price          | \$950,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,659                            |
| Acres          | 40.00                            |
| Year Built     | 1930                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11513 Range Road 62  |
| Subdivision | NONE                 |
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T1A 7H1              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                   |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Landscaped, Lawn, Other, See Remarks, Many Trees |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco                                           |
| Foundation        | Block                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 19                |
| Zoning         | A2                |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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