

\$890,000 - 12323 Range Road 74, Rural Cypress County

MLS® #A2260360

\$890,000

4 Bedroom, 2.00 Bathroom, 2,249 sqft

Residential on 18.74 Acres

NONE, Rural Cypress County, Alberta

Peaceful Country Living with Income Potential
“ Horse-Ready 18.74 Acres with 2249 SQFT
Home within 10 minutes of the city!!

Welcome to this exceptional multi-use acreage offering a rare combination of serene country living, income-generating potential, and equestrian-friendly amenities “ all just ½ mile from your nearest neighbor. Set on beautifully maintained land, this 2,249 sq ft home features 4 spacious bedrooms and 2 full bathrooms, including a luxurious 5-piece main bath complete with a soaker tub and double shower. Constructed with solid 2x6 framing, this home is designed for durability and comfort with a Carrier commercial-grade furnace and A/C, updated hot water tanks (2017 & 2025), Metal roof and a 2,500-gallon fiberglass cistern with new pump (2024). This is an ideal setup for horse lovers or hobby farmers boasting the fully fenced field with barbed wire, 3½-sided horse shelter accommodating up to 3 horses, large pens for exercise and easy management, open space for future round pen installation, sand-filled riding arena and dog run, multiple outbuildings, including a shop with wood-burning stove and home gym space. This property has a track record of productivity. In years with above-average rainfall, it has yielded up to 30 large square bales of high-quality crested wheat hay, perfect for feeding your animals or selling locally. A long-running RV storage business has operated here for over 12 years, bringing



in \$8,000â€“\$9,000/year with many loyal, respectful customers. A current permit with Cypress County allows for 100 RV spots, and RV storage infrastructure is in place. Water is no issue hereâ€“SMRID water rights. Dugouts on the property, including one that naturally fills with runoff. Manual irrigation system from a service well, connected to multiple underground water lines. Large garden area with available water lines and garden shed. Additional Features include the Oversized triple garage with a 757 sq ft fully equipped guest suite. Fully landscaped yard with mature, shady trees. Tons of storage throughout the property. 3 sets of kitchen appliances included. Enjoy complete privacy, incredible sunsets, and space to host weddings, parties, or events without disturbing neighbors. Whether you're looking for a self-sustaining homestead, an equine retreat, or an acreage with built-in income potential, this unique property offers it all. Schedule your private tour today and experience the possibilities!

Built in 1976

Essential Information

MLS® #	A2260360
Price	\$890,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,249
Acres	18.74
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	12323 Range Road 74
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A7G8

Amenities

Parking Spaces	30
Parking	Garage Door Opener, He Access/Parking, Triple Garag
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Featu Counters, No Smoking Home
Appliances	Central Air Conditioner, D Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Playground, Storage, Kennel
Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Private, Secluded
Roof	Metal
Construction	Vinyl Siding
Foundation	None

Additional Information

Date Listed	September 29th, 2025
Days on Market	50
Zoning	A2

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.