

\$769,900 - 13512 Range Road 63, Rural Cypress County

MLS® #A2262233

\$769,900

4 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 17.32 Acres

NONE, Rural Cypress County, Alberta

Just minutes from the city and everything you're hoping to find...THIS is the acreage you've been waiting for! Escape the hustle and live in peace just minutes outside Medicine Hat. Drive up the paved front lane and you'll see that this beautiful acreage offers the perfect balance of country tranquility and city access. Nestled on 17.32 acres, this property delivers everything you've been hoping to find - a spacious 1339 sq ft bungalow, a small barn with attached shop, generous sized riding arena, and a naturally-fed pond surrounded by trees creating a park-like setting in your own front yard. The home features 4 bedrooms and 2 bathrooms, with spacious living areas, double attached garage with 220V, large mudroom, and a spacious front deck - perfect for sitting outside and enjoying the incredible country scenery surrounding you. The barn offers functional stalls making it move-in ready for your horses. The attached shop provides all the workspace you require, with an abundance of workbenches and shelving included. There is also a covered "carport" for the tractor or other equipment. The large riding arena has been meticulously maintained, and is ready for the horse lovers in your family to start kicking up some dust. The north end of the property provides a burning pit and additional space for whatever you desire, including the potential for the construction of further outbuildings. Finally, the pond is where you'll truly connect with nature and appreciate the peace & quiet that



country living provides. This is the feature that most acreage owners dream of having, offering a scenic setting where family memories will surely be made. The property enjoys an abundant supply of water from it's own well. Numerous pieces of equipment, tractor, mowers, and additional items are also negotiable, allowing you to properly maintain the property from day 1. The owners also enjoy annual gas well revenue of \$2400/year. Quick access to Co-op Place, Costco, Big Marble Go Centre, and other north-end facilities. What else have you been waiting for?

Built in 1968

Essential Information

MLS® #	A2262233
Price	\$769,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	17.32
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	13512 Range Road 63
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7E5

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Private, Underground Sprinklers, Many Trees
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Other

Additional Information

Date Listed	October 6th, 2025
Days on Market	1
Zoning	A1-IDP

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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