

\$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	14
Zoning	A2

Listing Details

Listing Office	RE/MAX MEDALTA 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.