

# \$275,000 - 38, 12320 Range Road 72, Rural Cypress County

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MLS® #A2243255

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.97 Acres

NONE, Rural Cypress County, Alberta

Dream Acreage Opportunity â€” 4.97 Acres  
with Stunning Views

Buy now and start planning your dream home!  
This incredible 4.97-acre VIEW lot offers the  
rare combination of rural serenity and only 15  
mins away from city convenience. With paved  
road access right to the property line, with  
utilities including electricity, gas, and domestic  
water through Westside Water Co-op,  
everything is ready to go.

What sets this property apart? It comes with  
SMRID irrigation rights which happens to be  
double the water allocation compared to  
neighboring lots. The gently sloping terrain is  
ideal for a future walk-out basement  
overlooking the coulee and taking in  
breathtaking summer sunsets. Thereâ€™s  
also plenty of dirt onsite to level the top portion  
of the lot when youâ€™re ready to build.

Down below, the natural water runoff area is  
perfect for creating your own lush garden,  
firepit retreat, or additional outdoor living  
spaceâ€”customize it to suit your lifestyle.  
Whether youâ€™re dreaming of the quiet  
country life or just want to build close to the  
city, this property fits the bill.

Not many open lots like this available  
â€”restrictive covenants are in place to protect



your investment and preserve building standards. Properties like this donâ€™t come up oftenâ€”book your showing today and take the first step toward building your dream!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2243255         |
| Price     | \$275,000        |
| Bathrooms | 0.00             |
| Acres     | 4.97             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 38, 12320 Range Road 72 |
| Subdivision | NONE                    |
| City        | Rural Cypress County    |
| County      | Cypress County          |
| Province    | Alberta                 |
| Postal Code | T2K1Z0                  |

## Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Utilities | Electricity Purchaser to Verify, Natural Gas at Lot Line |
|-----------|----------------------------------------------------------|

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | July 25th, 2025          |
| Days on Market | 87                       |
| Zoning         | CR2, Country Residential |

## Listing Details

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

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