

# \$524,600 - 3, 12525 Range Road 45, Rural Cypress County

---

MLS® #A2222803

**\$524,600**

3 Bedroom, 3.00 Bathroom, 2,663 sqft  
Residential on 2.02 Acres

NONE, Rural Cypress County, Alberta

Discover a truly unique and character-filled home nestled on a beautifully treed and fenced 2.02-acre lot, offering the perfect blend of peaceful country living and convenient city access. This well-maintained property is thoughtfully equipped for rural life with a brand new septic tank and a 5,000-gallon cistern. Other updates include two high-efficiency furnaces, new cedar shakes, and new low-maintenance composite deckingâ€”ensuring comfort, efficiency, and style throughout.

Step inside to find stunning hardwood floors and a striking stone wood-burning fireplace that adds warmth and charm to the main level. The spacious kitchen and dining area open directly onto a large deck, ideal for entertaining or simply soaking in the serene country views. Also on the main floor are a bright, open living room, two comfortable bedrooms, a 4-piece bathroom, and a conveniently located laundry area for added practicality.

Upstairs, a private primary suite loft offers a quiet retreat, complete with its own 4-piece ensuite and an adjoining flex room that can serve as a home office, library, sewing room, or personal sitting area. The fully finished walk-out basement expands your living space with a large family room and a cozy enclosed sunroom, providing the perfect spot to relax



year-round.

To top it all off, the property includes both an attached single garage and an attached double garage, offering ample parking and storage. This one-of-a-kind home is ready for you to move in and embrace the best of country living with all the right upgrades!

Built in 1981

**Essential Information**

MLS® #	A2222803
Price	\$524,600
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,663
Acres	2.02
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

**Community Information**

Address	3, 12525 Range Road 45
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A8N5

**Amenities**

Parking Spaces	8
Parking	Double Garage Attached, Single Garage Attached
# of Garages	3

**Interior**

Interior Features	Beamed Ceilings, Double Vanity, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Irregular Lot, Level, Many Trees, Treed
Roof	Cedar Shake
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete, Other

## Additional Information

Date Listed	May 20th, 2025
Days on Market	45
Zoning	CR-1, Country Residential

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.