

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

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

Additional Information

Date Listed	July 25th, 2025
Days on Market	33
Zoning	CR2, Country Residential

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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