

\$719,000 - 1, 6213 Township Road 122, Rural Cypress County

MLS® #A2261305

\$719,000

5 Bedroom, 3.00 Bathroom, 1,449 sqft
Residential on 1.22 Acres

NONE, Rural Cypress County, Alberta

Looking for the best of both worlds? Acreage living just minutes from Medicine Hat! This fully renovated 5 bedroom, 3 bathroom bi-level sits on 1.22 acres with pavement right to your door—giving you all the space you crave without sacrificing convenience.

From top to bottom, this home has been beautifully updated and is truly turn-key ready. You™ll love the modern finishes throughout, including new vinyl plank flooring, fresh neutral paint, updated cabinets, counters, some new windows, and stylish finishing touches. The bright entryway leads up to a stunning open kitchen complete with stainless steel appliances, corner pantry, an abundance of white cabinetry, bar sink, and a large island that flows into the spacious dining area. The living room is filled with natural light from the large front windows, creating a warm and welcoming space.

The main level features 2 bedrooms, including a massive primary suite with walk-through closet and spa-like ensuite with dual sinks and a tiled shower. A main floor laundry room and full 4-piece bathroom complete this level.

Downstairs offers even more room for family and guests, with a huge family room anchored by a cozy gas fireplace, 3 additional bedrooms, a bathroom with corner shower and double sinks, plus a bonus room perfect for a home gym, playroom, games room, or home theater.



Step outside to enjoy your private outdoor retreat. A covered deck is perfect for relaxing or entertaining, while the fenced and landscaped yard with undergrounds is surrounded by mature trees. Extras like a chicken coop and above ground pool add to the country charm. Vehicle and hobby enthusiasts will love the triple attached heated garage with bar area plus the additional double detached garage/shop (28' x 26' x 11').

This property truly offers it all"acreage living, modern updates, space for the whole family, and just minutes from the city. Water hauling is approx. \$120/load, City of Medicine Hat utilities is \$350/month, Atco is \$100/month.

Built in 1999

Essential Information

MLS® #	A2261305
Price	\$719,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,449
Acres	1.22
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	1, 6213 Township Road 122
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 4C7

Amenities

Parking Spaces	6
Parking	Double Garage Detached, He
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Microwave, Refrigerator, Stov
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Storage
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	4
Zoning	CR-1

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.

